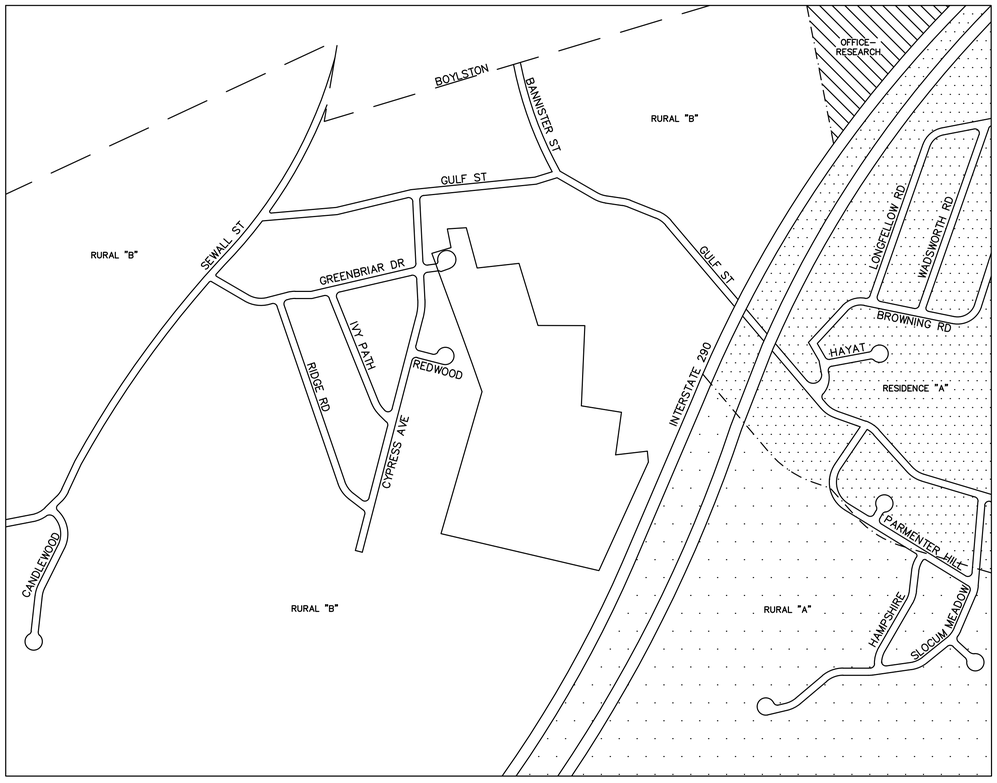
SITE DEVELOPMENT PLAN

FOR

1 GREENBRIAR DRIVE
SHREWSBURY, MASSACHUSETTS 01545



LOCUS:
SCALE: 1'=500'

RECORD APPLICANT:

CYPRESS AVENUE DEVELOPMENT PARTNERS, LLC
18 GLENWOOD STREET
NATICK, MA 01760

RECORD OWNERS:

MAP 9 PARCEL 1
JEAN SORDILLO &
BRIAN J. FERGUSON
386 BANCROFT HIGHWAY
LITCHFIELD, NH 03052

MAP 9 PARCEL 12
STEVEN E. ANDERSON
PO BOX 23
SHREWSBURY, MA 01545

LAND PLANNERS–CIVIL ENGINEERS:

J.M. GRENIER ASSOCIATES INC.
118 TURNPIKE ROAD SUITE 200
SOUTHBOROUGH, MA 01772

LAND SURVEYORS:

REALMAPINFO, LLC
11 APEX DRIVE SUITE 300 S
MARLBOROUGH, MA 01752

ZONING DISTRICT: RURAL "B"

INDEX

DESCRIPTION	SHEET NUMBER
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OVERALL DEVELOPMENT PLAN	2 OF 25
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2/9/22

REV. NO.	DATE	REVISION

SCALE: AS SHOWN	DATE: FEBRUARY 9, 2022
COVER SHEET	
SHEET NO.: SHEET 1 OF 25	PROJECT NO.: G–645

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- 390 EXISTING CONTOUR – HIGH
- 392 EXISTING CONTOUR – LOW
- 390 PROPOSED CONTOUR – HIGH
- 392 PROPOSED CONTOUR – LOW
- EXISTING EDGE PAVEMENT
- EXISTING CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- D EXISTING DRAIN LINE
- D PROPOSED DRAIN LINE
- S EXISTING SEWER LINE
- S PROPOSED SEWER LINE
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- G EXISTING GAS LINE
- G PROPOSED GAS LINE
- EXISTING OVERHEAD WIRES
- ETC PROPOSED UNDERGROUND ELECTRIC
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPOSED EROSION CONTROL
- ZONE LINE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

REV. NO.	DATE	REVISION

TITLE:

SITE DEVELOPMENT PLAN
FOR
1 GREENBRIAR DRIVE
SHREWSBURY, MASSACHUSETTS 01545

COMMONWEALTH OF MASSACHUSETTS
JOHN M. GRENIER
CIVIL
No. 47812
REGISTERED PROFESSIONAL ENGINEER

2/9/22

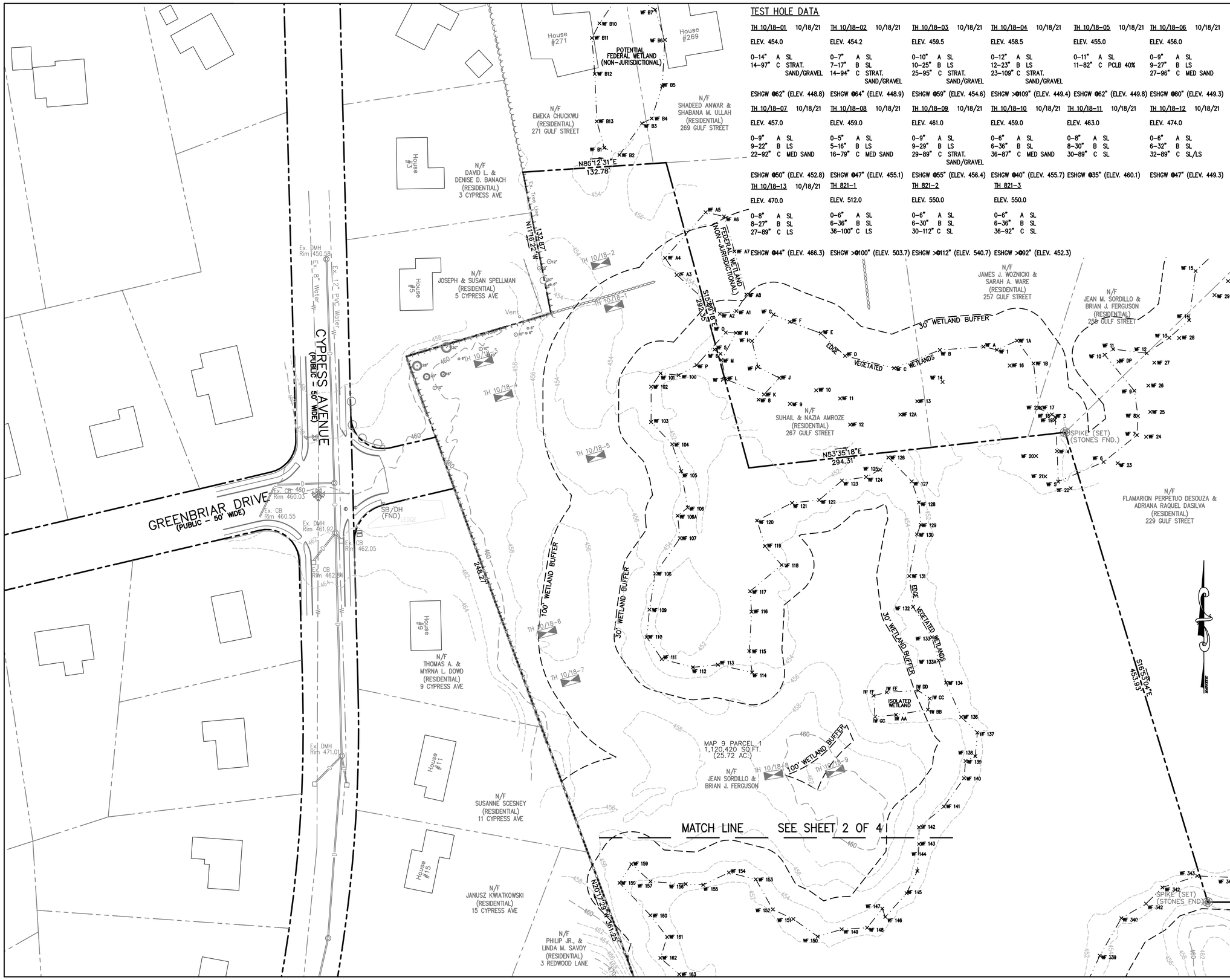
PREPARED BY:

J.M. GRENIER ASSOCIATES INC.
118 TURNPIKE ROAD SUITE 200
SOUTHBOROUGH, MASSACHUSETTS 01772
TELE NO.: (508) 845-2500

SCALE:	DATE:
1" = 120'	FEBRUARY 9, 2022

OVERALL DEVELOPMENT PLAN

SHEET NO.:	PROJECT NO.:
SHEET 2 OF 25	G-645



TEST HOLE DATA

TH 10/18-01 10/18/21	TH 10/18-02 10/18/21	TH 10/18-03 10/18/21	TH 10/18-04 10/18/21	TH 10/18-05 10/18/21	TH 10/18-06 10/18/21
ELEV. 454.0	ELEV. 454.2	ELEV. 459.5	ELEV. 458.5	ELEV. 455.0	ELEV. 456.0
0–14" A SL 14–97" C STRAT. SAND/GRAVEL	0–7" A SL 7–17" B SL 14–94" C STRAT. SAND/GRAVEL	0–10" A SL 10–25" B LS 25–95" C STRAT. SAND/GRAVEL	0–12" A SL 12–23" B LS 23–109" C STRAT. SAND/GRAVEL	0–11" A SL 11–82" C PCLB 40%	0–9" A SL 9–27" B LS 27–96" C MED SAND
ESHGW @62" (ELEV. 448.8)	ESHGW @64" (ELEV. 448.9)	ESHGW @59" (ELEV. 454.6)	ESHGW >@109" (ELEV. 449.4)	ESHGW @62" (ELEV. 449.8)	ESHGW @60" (ELEV. 449.3)

TH 10/18-07 10/18/21	TH 10/18-08 10/18/21	TH 10/18-09 10/18/21	TH 10/18-10 10/18/21	TH 10/18-11 10/18/21	TH 10/18-12 10/18/21
ELEV. 457.0	ELEV. 459.0	ELEV. 461.0	ELEV. 459.0	ELEV. 463.0	ELEV. 474.0
0–9" A SL 9–22" B LS 22–92" C MED SAND	0–5" A SL 5–16" B LS 16–79" C MED SAND	0–9" A SL 9–29" B LS 29–89" C STRAT. SAND/GRAVEL	0–6" A SL 6–36" B SL 36–87" C MED SAND	0–8" A SL 8–30" B SL 30–89" C SL	0–6" A SL 6–32" B SL 32–89" C SL/LS
ESHGW @50" (ELEV. 452.8)	ESHGW @47" (ELEV. 455.1)	ESHGW @55" (ELEV. 456.4)	ESHGW @40" (ELEV. 455.7)	ESHGW @35" (ELEV. 460.1)	ESHGW @47" (ELEV. 449.3)

TH 10/18-13 10/18/21	TH 821-1	TH 821-2	TH 821-3
ELEV. 470.0	ELEV. 512.0	ELEV. 550.0	ELEV. 550.0
0–8" A SL 8–27" B SL 27–89" C LS	0–6" A SL 6–36" B SL 36–100" C LS	0–6" A SL 6–30" B SL 30–112" C SL	0–6" A SL 6–36" B SL 36–92" C SL
ESHGW @44" (ELEV. 466.3)	ESHGW >@100" (ELEV. 503.7)	ESHGW >@112" (ELEV. 540.7)	ESHGW @92" (ELEV. 452.3)

LEGEND:

- EXISTING PROPERTY LINE
- 460 EXISTING CONTOUR – HIGH
- 458 EXISTING CONTOUR – LOW
- EXISTING EDGE PAVEMENT
- EXISTING CURB
- EDGE VEGETATED WETLAND
- WETLAND BUFFER
- EDGE BANK
- FLOOD PLAIN
- D EXISTING DRAIN LINE
- W EXISTING WATER LINE
- EXISTING TREE LINE

NOTES:

1. REFERENCE TOWN OF SHREWSBURY ASSESSORS MAP 9 PARCELS 1 & 12.
2. EXISTING CONDITIONS PROPERTY SURVEY PERFORMED BY REALMAPINFO, LLC 11 APEX DRIVE SUITE 300 S MARLBOROUGH, MA 01752.
3. REFERENCE PLANS ENTITLED "DEFINITIVE PLAN FOR CYPRESS AVENUE DEVELOPMENT PARTNERS, LLC – 1 GREENBRIAR DRIVE IN SHEWSBURY, MASSACHUSETTS" PREPARED BY WDA DESIGN GROUP REVISED DECEMBER 21, 2021.
4. REFERENCE DEP FILE #285-1909 FOR WETLANDS ON ASSESSORS MAP 9 PARCEL 1.
5. WETLANDS ON ASSESSORS MAP 9 PARCEL 12 WERE FLAGGED MY MATTHEW MARRO AND LOCATED IN FIELD BY REALMAPINFO, LLC IN JANUARY 2022.
6. A PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD ZONE A. BASED ON A FLOOD STUDY PERFORMED FOR ABUTTING PROPERTY LOCATED AT 197, 199 & 201 GULF STREET THE FLOOD ELEVATION WAS DETERMINED TO BE AT ELEV. 448.4.
7. DATUM IS NAVD 88 AND NAD 83.

COMMONWEALTH OF MASSACHUSETTS
TODD P. CHAPIN
No.37558
PROFESSIONAL SURVEYOR

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

REV. NO.	DATE	REVISION

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FOR
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SHREWSBURY, MASSACHUSETTS 01545

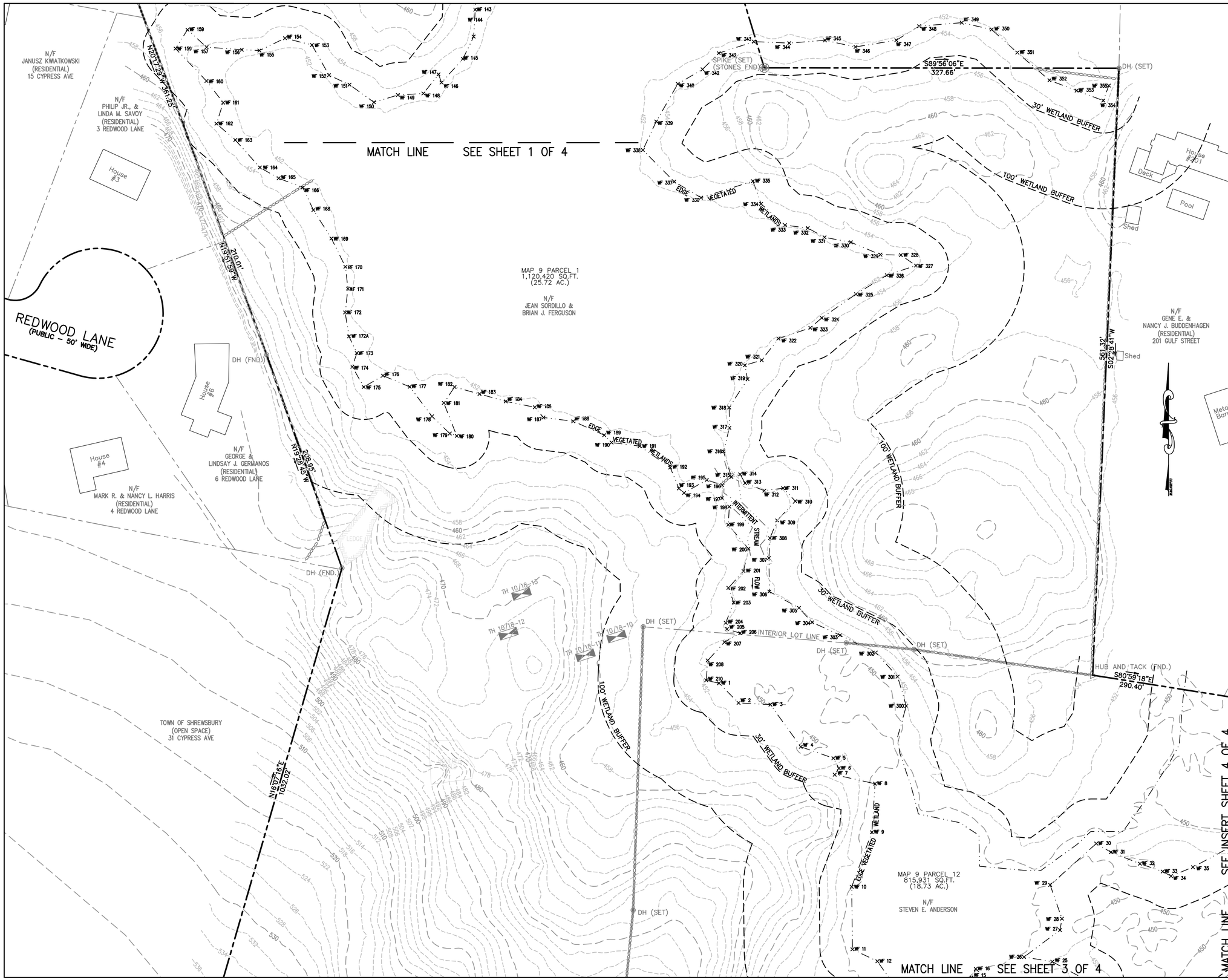
PREPARED FOR:
CYPRESS AVENUE DEVELOPMENT PARTNERS, LLC
18 GLENWOOD STREET
NATICK, MASSACHUSETTS 01760

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
118 TURNPIKE ROAD SUITE 200
SOUTHBOROUGH, MASSACHUSETTS 01772
TELE NO.: (508) 845-2500 jmgrenier@townisp.com

SCALE: 1" = 40'
DATE: FEBRUARY 9, 2022

EXISTING CONDITIONS 1/4

SHEET NO.: SHEET 3 OF 25
PROJECT NO.: G-645



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- EDGE BANK
- FLOOD PLAIN
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- W EXISTING WATER LINE
- EXISTING TREE LINE

COMMONWEALTH OF MASSACHUSETTS
TODD P. CHAPIN
No. 37558
PROFESSIONAL LAND SURVEYOR

Todd Chapin

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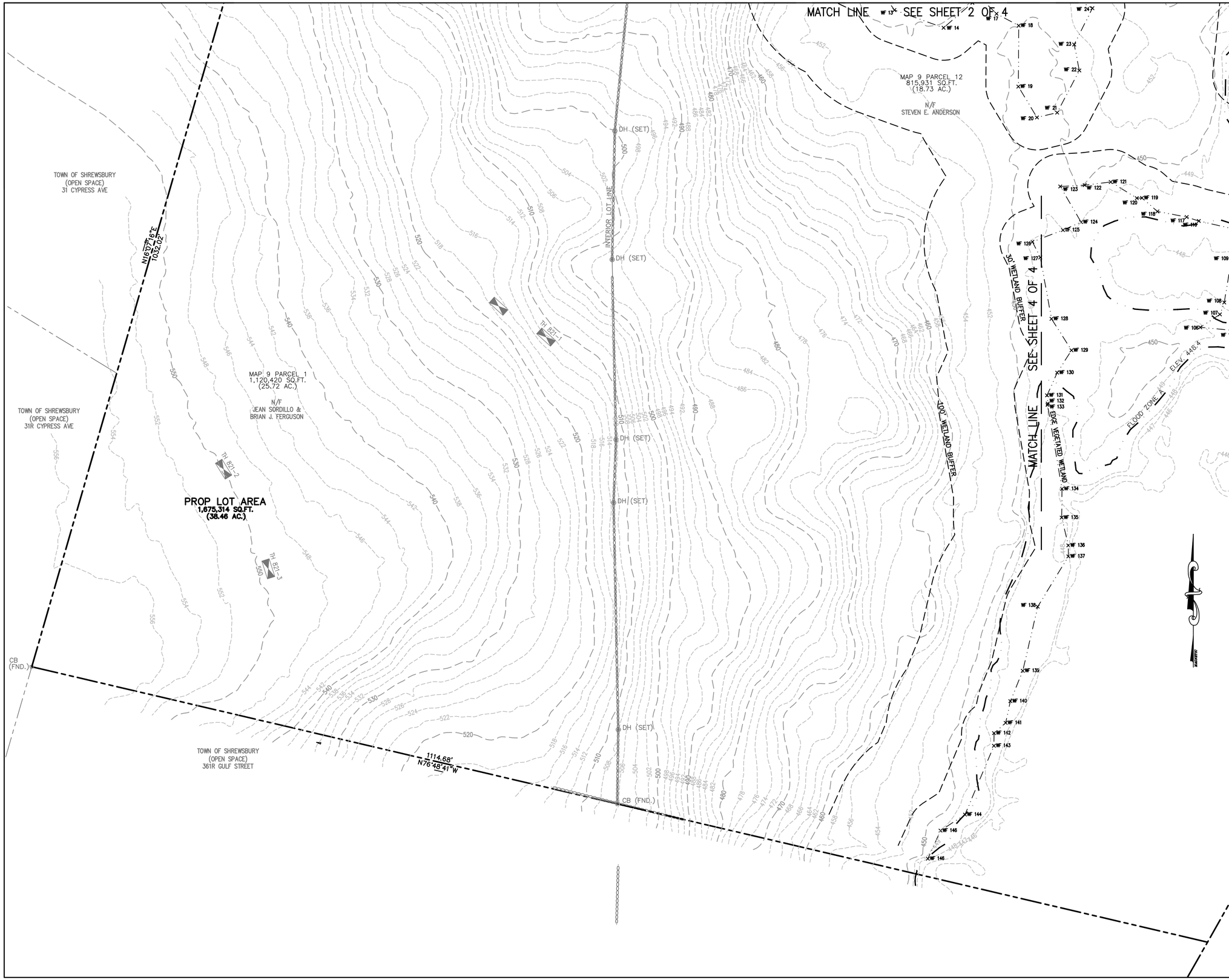
SCALE:	DATE:
1" = 40'	FEBRUARY 9, 2022

EXISTING CONDITIONS 2/4

SHEET NO.:	PROJECT NO.:
SHEET 4 OF 25	G-645



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COMMONWEALTH OF MASSACHUSETTS
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PREPARED FOR:
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18 GLENWOOD STREET
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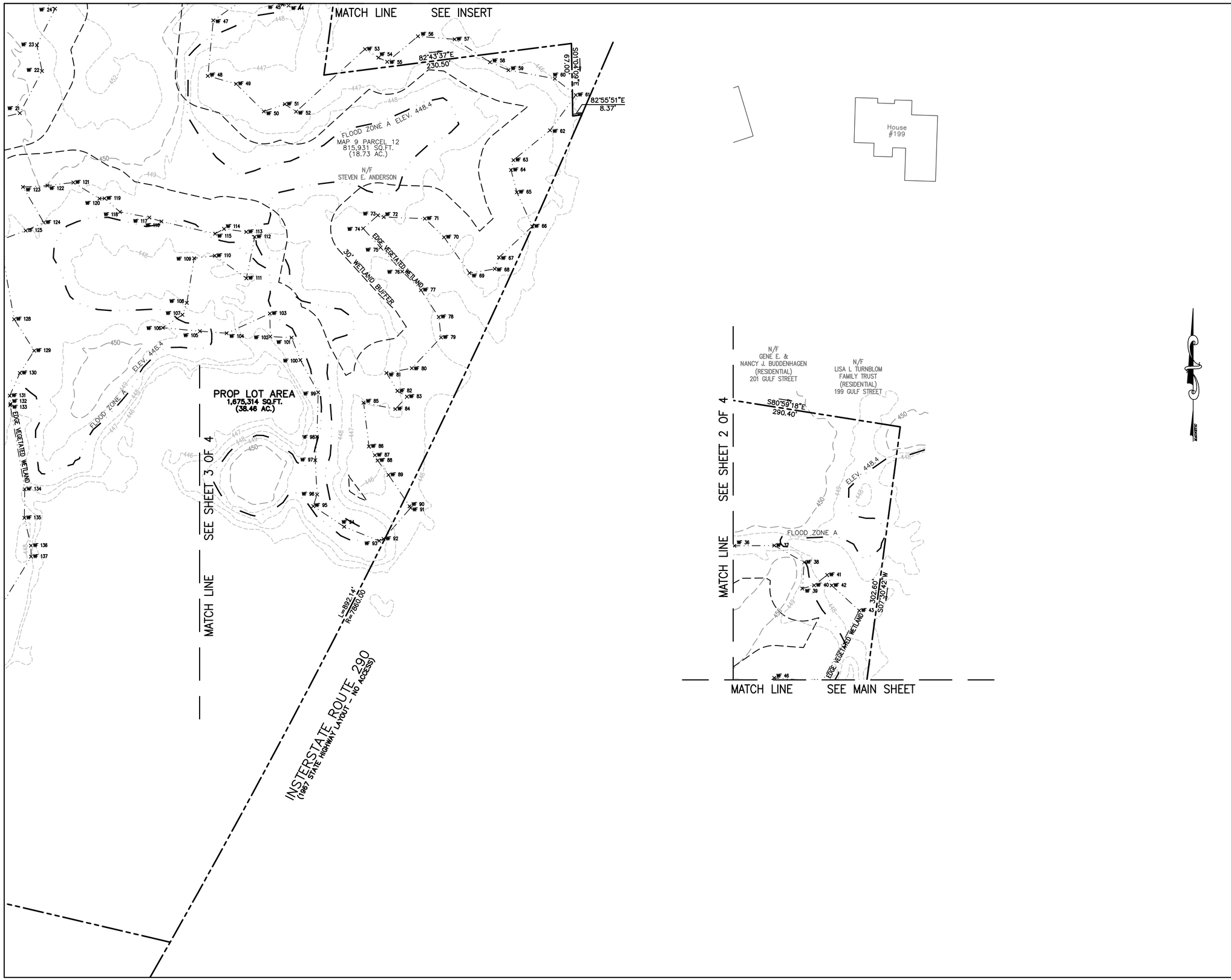
1" = 40'	FEBRUARY 9, 2022

EXISTING CONDITIONS 3/4

SHEET NO.:	PROJECT NO.:
SHEET 5 OF 25	G-645



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COMMONWEALTH OF MASSACHUSETTS
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18 GLENWOOD STREET
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PREPARED BY:

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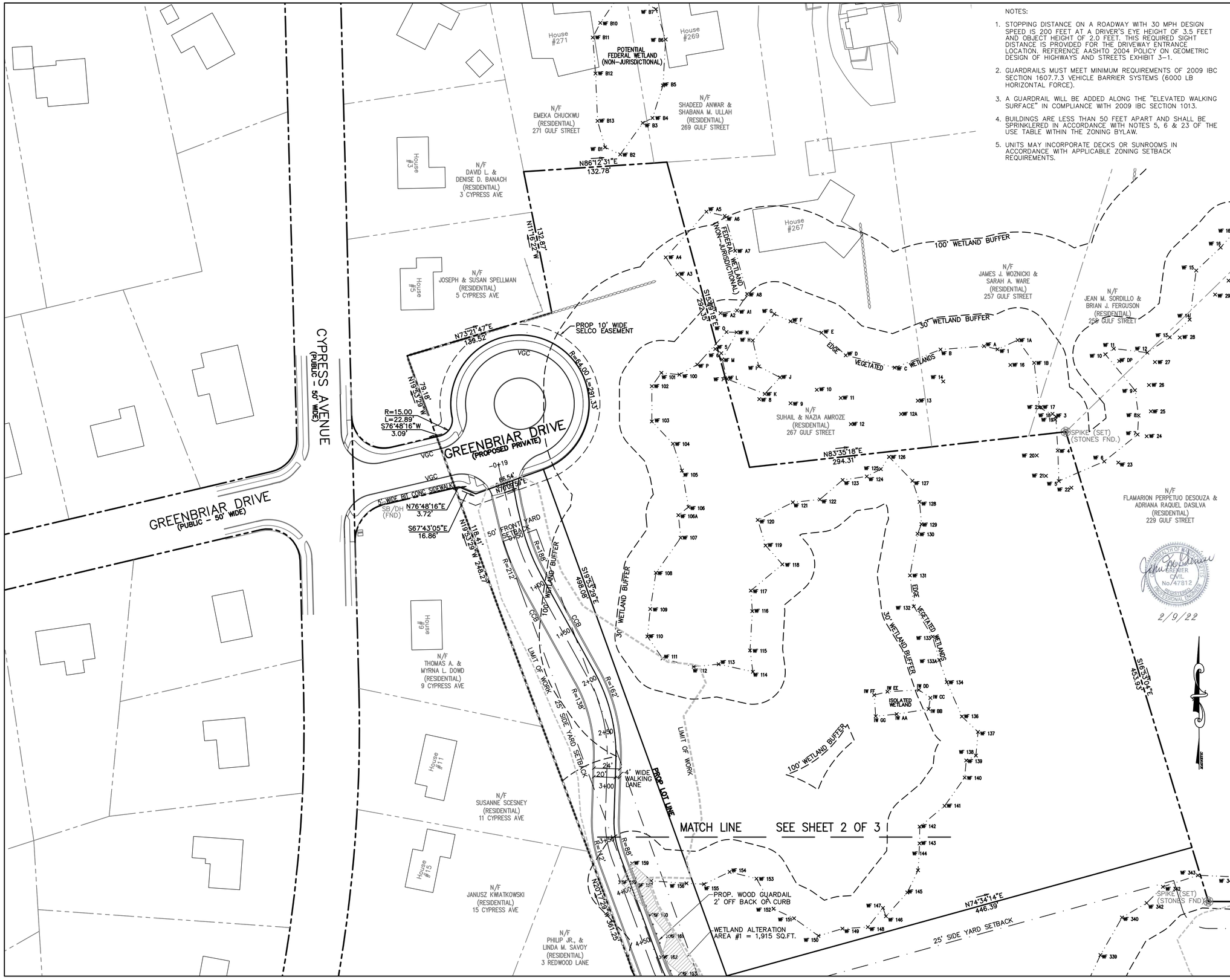
SCALE:	DATE:
1" = 40'	FEBRUARY 9, 2022

EXISTING CONDITIONS 4/4

SHEET NO.:	PROJECT NO.:
SHEET 6 OF 25	G-645



NOTES:

1. STOPPING DISTANCE ON A ROADWAY WITH 30 MPH DESIGN SPEED IS 200 FEET AT A DRIVER'S EYE HEIGHT OF 3.5 FEET AND OBJECT HEIGHT OF 2.0 FEET. THIS REQUIRED SIGHT DISTANCE IS PROVIDED FOR THE DRIVEWAY ENTRANCE LOCATION. REFERENCE AASHTO 2004 POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS EXHIBIT 3–1.
2. GUARDRAILS MUST MEET MINIMUM REQUIREMENTS OF 2009 IBC SECTION 1607.7.3 VEHICLE BARRIER SYSTEMS (6000 LB HORIZONTAL FORCE).
3. A GUARDRAIL WILL BE ADDED ALONG THE "ELEVATED WALKING SURFACE" IN COMPLIANCE WITH 2009 IBC SECTION 1013.
4. BUILDINGS ARE LESS THAN 50 FEET APART AND SHALL BE SPRINKLERED IN ACCORDANCE WITH NOTES 5, 6 & 23 OF THE USE TABLE WITHIN THE ZONING BYLAW.
5. UNITS MAY INCORPORATE DECKS OR SUNROOMS IN ACCORDANCE WITH APPLICABLE ZONING SETBACK REQUIREMENTS.

LEGEND:

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- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- 460 EXISTING CONTOUR – HIGH
- 458 EXISTING CONTOUR – LOW
- 460 PROPOSED CONTOUR – HIGH
- 458 PROPOSED CONTOUR – LOW
- EXISTING EDGE PAVEMENT
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- D PROPOSED DRAIN LINE
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- ETC PROPOSED UNDERGROUND ELECTRIC
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPOSED EROSION CONTROL

ZONING SUMMARY:

CURRENT ZONE: RURAL "B"

	SENIOR HOUSING REQUIRED	SENIOR HOUSING PROVIDED
MIN. LOT AREA	660,000 SQ.FT.*	1,675,314 SQ.FT.
MIN. FRONTAGE	50'	87.12'
MIN FRONT YARD SETBACK	50'	924.5'
MIN SIDE YARD SETBACK	25'	26.0'
MIN. REAR YARD SETBACK	25'	48.5'
MAX. BUILDING HEIGHT	35'/2.5 STORIES	2 STORIES
MIN. OPEN SPACE	70%	84.5%

NOTE: ZONING REQUIREMENTS FOR SENIOR HOUSING BASED ON THE PROVISIONS OF SECTION VII.TABLE II.MF–1 MULTIFAMILY RESIDENTIAL

* 1 UNIT/10,000 SQ.FT. LOT AREA X 66 UNITS = 660,000 SQ.FT.

PARKING SPACE REQUIREMENTS:

USE	REQUIRED	PROVIDED
SENIOR HOUSING: 1.5/D.U. X 66 =	99	132 GARAGE SPACES 132 EXTERIOR SPACES 11 VISITOR SPACES 8 CLUBHOUSE SPACES 283 TOTAL SPACES

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COMMONWEALTH OF MASSACHUSETTS
JOHN M. GRENIER
CIVIL
No. 47812
REGISTERED PROFESSIONAL ENGINEER

2/9/22

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TITLE:

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FOR
1 GREENBRIAR DRIVE
SHREWSBURY, MASSACHUSETTS 01545

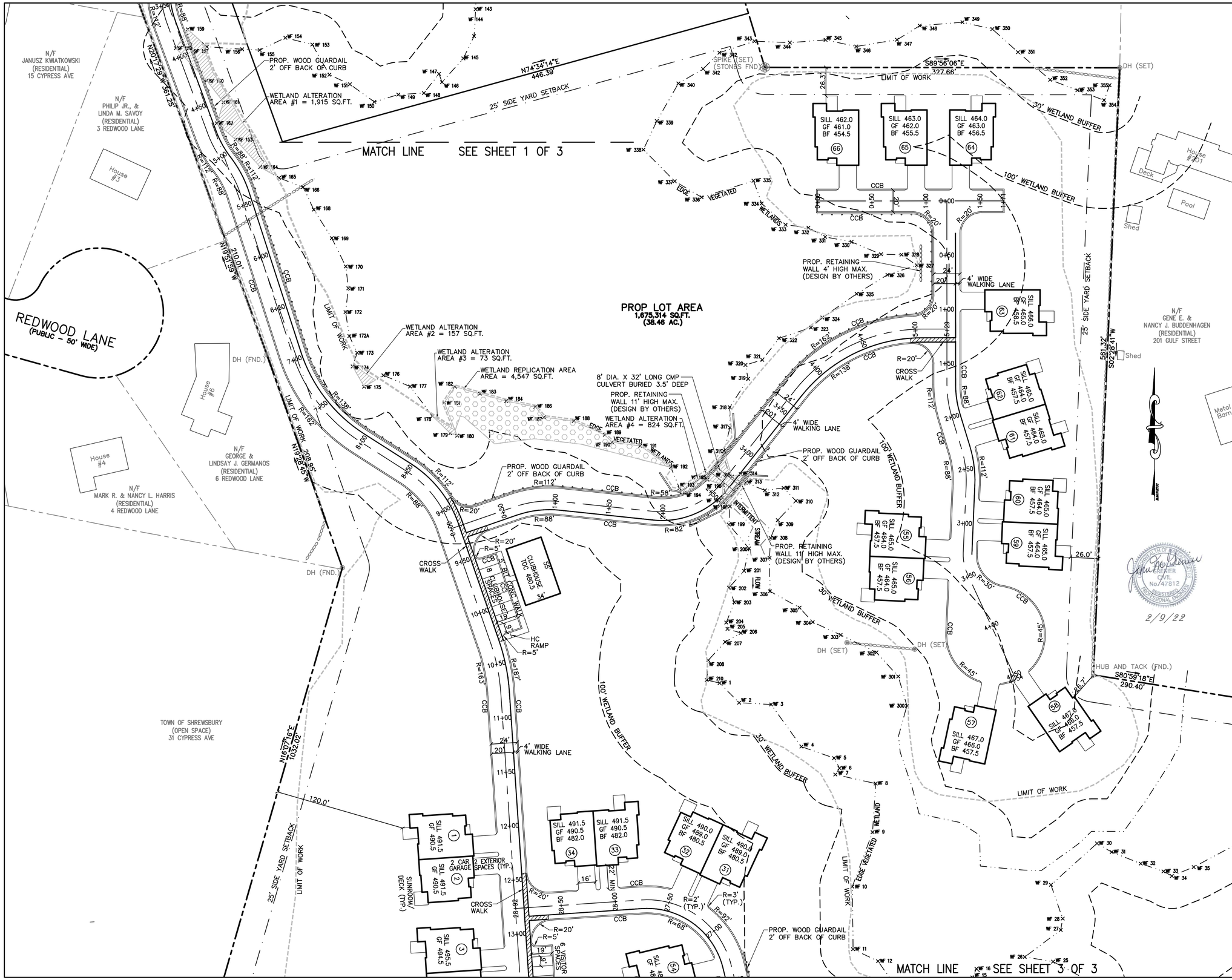
PREPARED FOR:
CYPRESS AVENUE DEVELOPMENT PARTNERS, LLC
18 GLENWOOD STREET
NATICK, MASSACHUSETTS 01760

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
118 TURNPIKE ROAD SUITE 200
SOUTHBOROUGH, MASSACHUSETTS 01772
TELE NO.: (508) 845–2500 jmgrenier@townisp.com

SCALE: 1" = 40'
DATE: FEBRUARY 9, 2022

LAYOUT PLAN 1/3

SHEET NO.: SHEET 7 OF 25
PROJECT NO.: G–645



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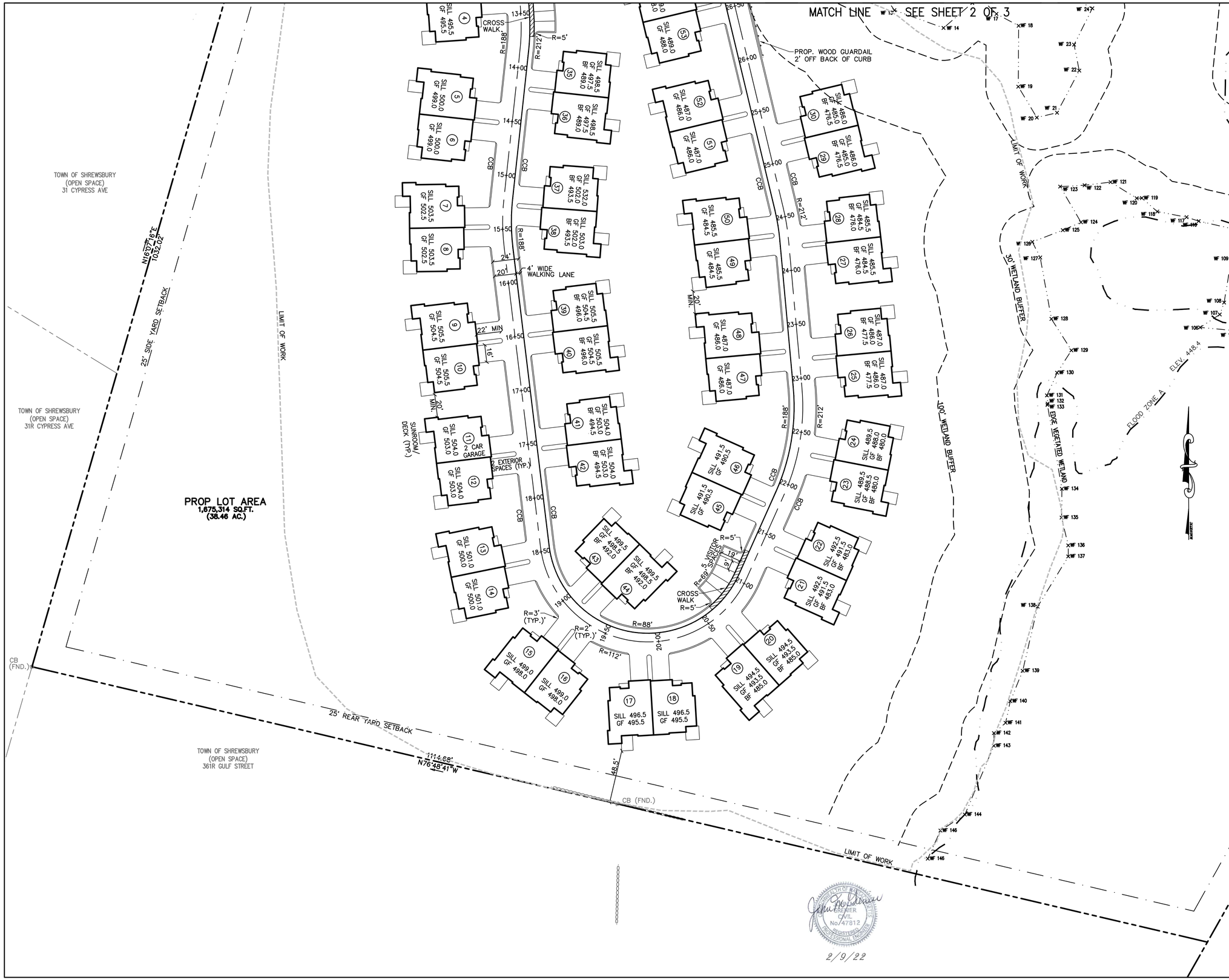
DATE: FEBRUARY 9, 2022

LAYOUT PLAN 2/3

SHEET NO.: SHEET 8 OF 25

PROJECT NO.: G-645



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TELE NO.: (508) 845-2500 jmgrenier@townisp.com

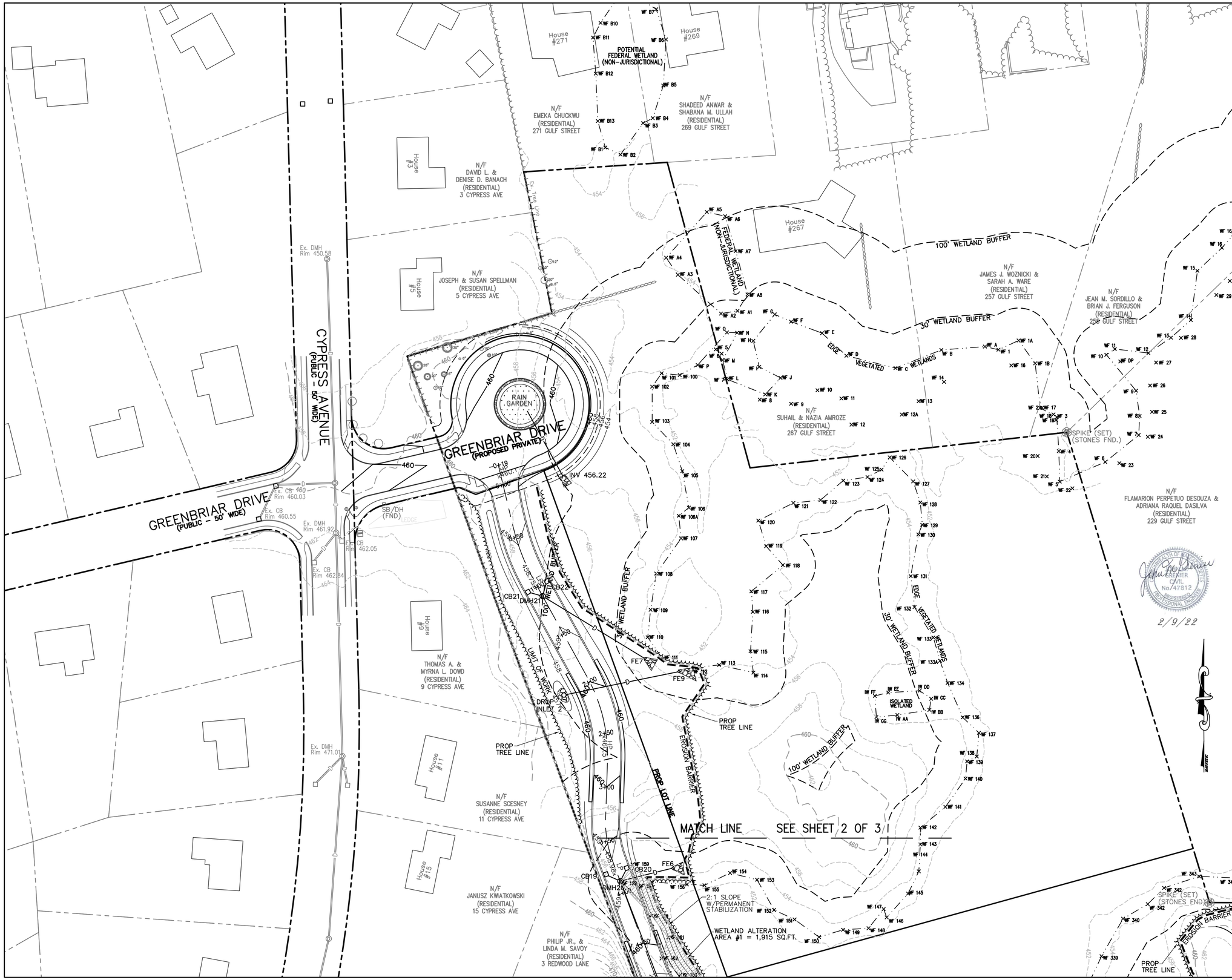
SCALE:	DATE:
1" = 40'	FEBRUARY 9, 2022

LAYOUT PLAN 3/3

SHEET NO.:	PROJECT NO.:
SHEET 9 OF 25	G-645

COMMONWEALTH OF MASSACHUSETTS
JOHN M. GRENIER
CIVIL
No. 47812
REGISTERED PROFESSIONAL ENGINEER

2/9/22



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NOTES:

1. TOTAL WETLAND ALTERATION AREA = 2,969 SQ.FT.
   TOTAL WETLAND REPLICATION AREA = 4,547 SQ.FT. (1.5:1).
2. TOTAL FLOOD PLAIN FILL VOLUME = 47.72 CU.FT.
   TOTAL FLOOD PLAIN STORAGE VOLUME = 78.47 CU.FT.

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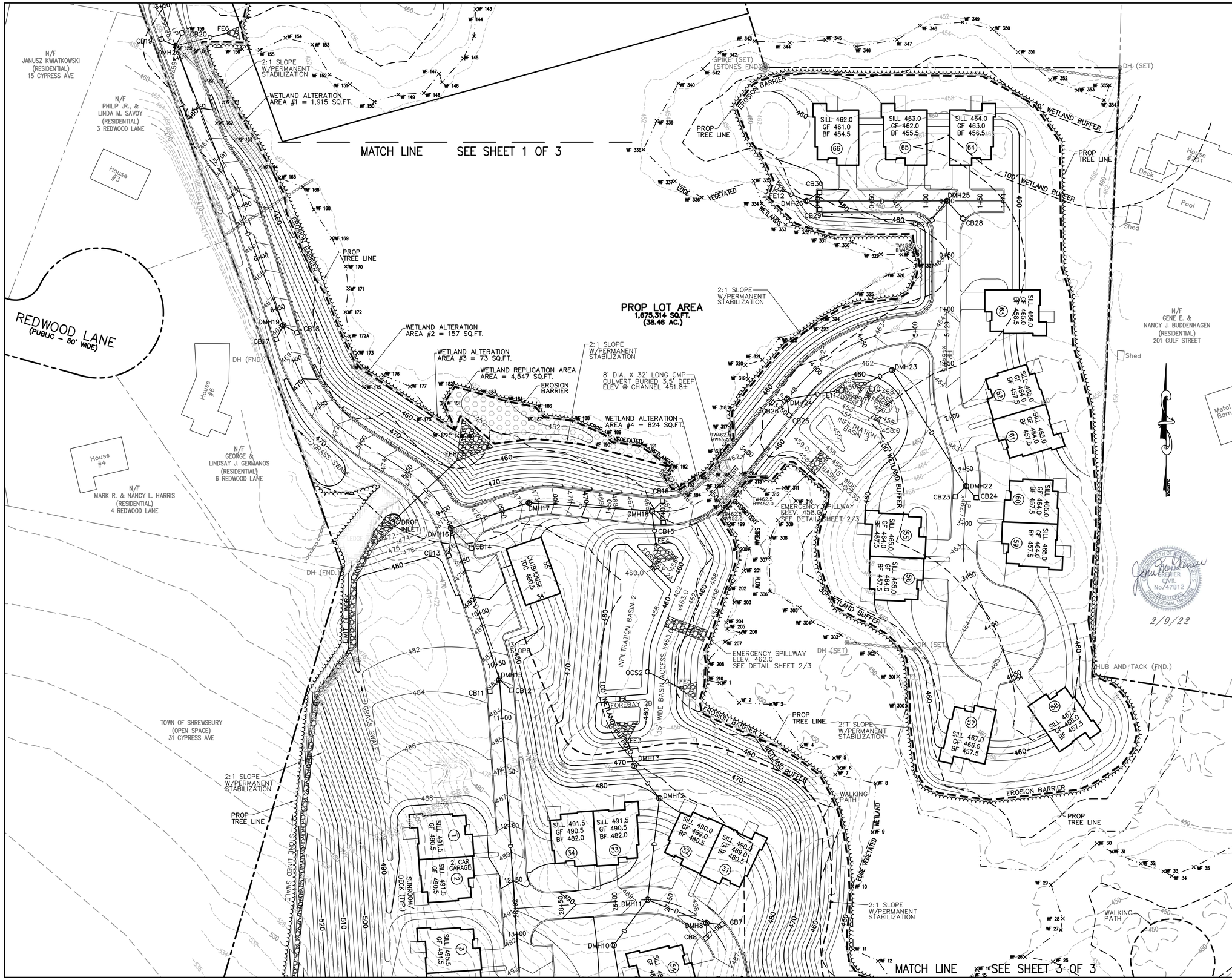
SCALE: 1" = 40'
DATE: FEBRUARY 9, 2022

GRADING AND DRAINAGE PLAN 1/4

SHEET NO.: SHEET 10 OF 25
PROJECT NO.: G-645



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- EXISTING EDGE PAVEMENT
- EXISTING CURB
- PROPOSED EDGE PAVEMENT
- PROPOSED CURB
- EDGE VEGETATED WETLAND
- WETLAND BUFFER
- EDGE BANK
- FLOOD PLAIN
- D EXISTING DRAIN LINE
- D PROPOSED DRAIN LINE
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- ETC PROPOSED UNDERGROUND ELECTRIC
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPOSED EROSION CONTROL

REV. NO.	DATE	REVISION

TITLE:

SITE DEVELOPMENT PLAN
FOR
1 GREENBRIAR DRIVE
SHREWSBURY, MASSACHUSETTS 01545

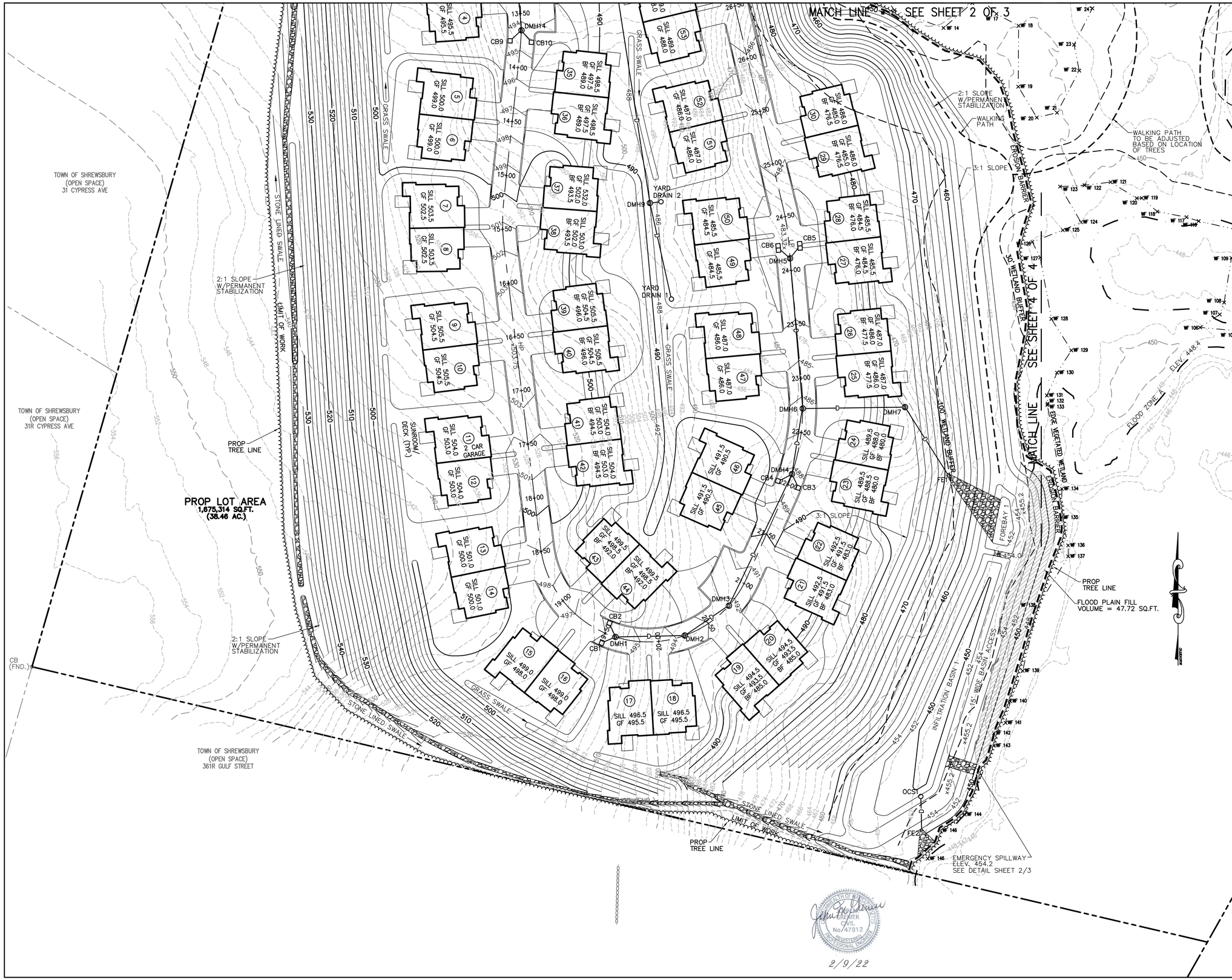
PREPARED FOR:
CYPRESS AVENUE DEVELOPMENT PARTNERS, LLC
18 GLENWOOD STREET
NATICK, MASSACHUSETTS 01760

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
118 TURNPIKE ROAD SUITE 200
SOUTHBOROUGH, MASSACHUSETTS 01772
TELE NO.: (508) 845-2500 jmgrenier@townisp.com

SCALE: 1" = 40'
DATE: FEBRUARY 9, 2022

GRADING AND DRAINAGE PLAN 2/4

SHEET NO.: SHEET 11 OF 25
PROJECT NO.: G-645



LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- 460 EXISTING CONTOUR – HIGH
- 458 EXISTING CONTOUR – LOW
- 460 PROPOSED CONTOUR – HIGH
- 458 PROPOSED CONTOUR – LOW
- EXISTING EDGE PAVEMENT
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- PROPOSED CURB
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- D PROPOSED DRAIN LINE
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- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPOSED EROSION CONTROL

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

REV. NO.	DATE	REVISION

TITLE:

SITE DEVELOPMENT PLAN
FOR
1 GREENBRIAR DRIVE
SHREWSBURY, MASSACHUSETTS 01545

PREPARED FOR:
CYPRESS AVENUE DEVELOPMENT PARTNERS, LLC
18 GLENWOOD STREET
NATICK, MASSACHUSETTS 01760

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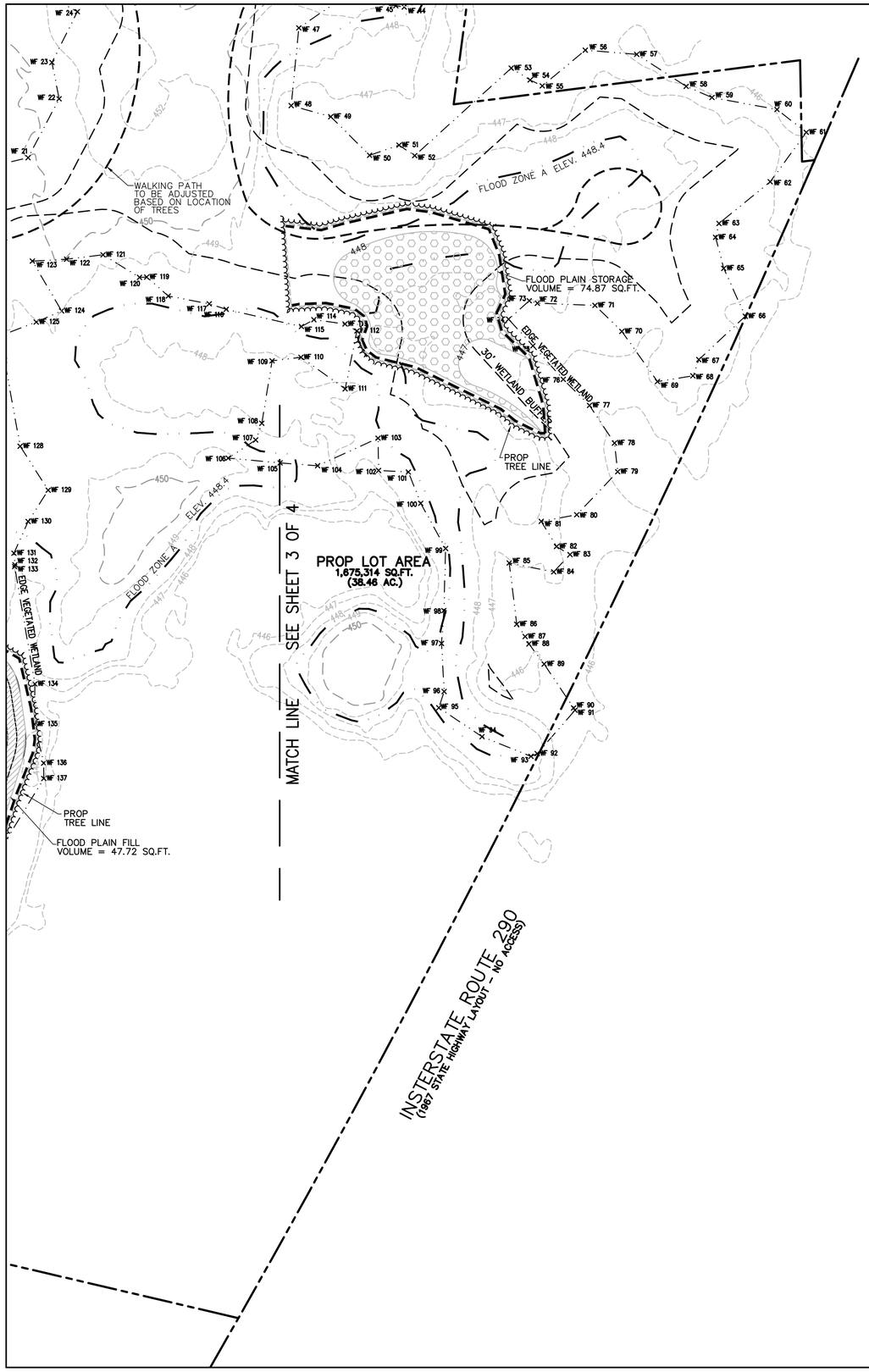
118 TURNPIKE ROAD SUITE 200
SOUTHBOROUGH, MASSACHUSETTS 01772
TELE NO.: (508) 845-2500 jmgrenier@townisp.com

SCALE:	DATE:
1" = 40'	FEBRUARY 9, 2022

GRADING AND DRAINAGE PLAN 3/4

SHEET NO.:	PROJECT NO.:
SHEET 12 OF 25	G-645



FLOOD STORAGE FILL AND REPLICATION TOTALS

EL.	INCREMENTAL FILL VOL (CU.YDS)	INCREMENTAL COMP STORAGE VOL (CU.YDS)
448.4		
	12.57	28.88
448.0		
	35.15	49.59
447.5		

TOTAL FILL VOLUME =47.72 CU.YDS.
TOTAL COMP. STORAGE VOLUME = 78.47 CU.YDS.
ELEVATION OF BLSF 448.4
NOTES: FILL VOLUME IS ASSOCIATED WITH AREAS WITHIN BLSF

MAGNETIC

COMMONWEALTH OF MASSACHUSETTS
JOHN M. GRENIER
CIVIL
No. 47812
REGISTERED PROFESSIONAL ENGINEER

2/9/22

LEGEND:

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- PROPOSED CURB
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- EXISTING TREE LINE
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GRAPHIC SCALE

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(IN FEET)
1 inch = 40 ft.

REV. NO.	DATE	REVISION

TITLE:

SITE DEVELOPMENT PLAN
FOR
1 GREENBRIAR DRIVE
SHREWSBURY, MASSACHUSETTS 01545

PREPARED FOR:

CYPRESS AVENUE DEVELOPMENT PARTNERS, LLC
18 GLENWOOD STREET
NATICK, MASSACHUSETTS 01760

PREPARED BY:

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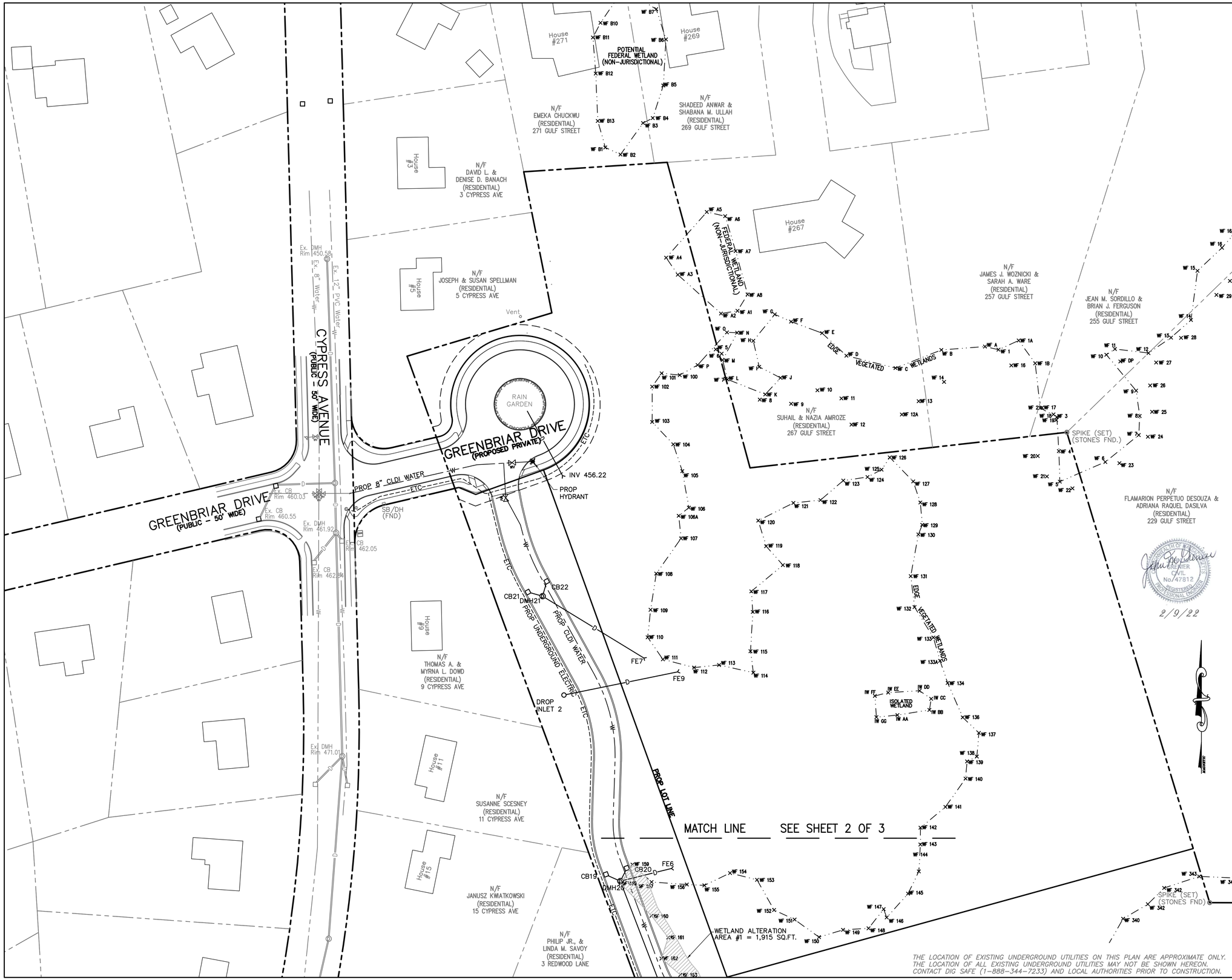
118 TURNPIKE ROAD SUITE 200
SOUTHBOROUGH, MASSACHUSETTS 01772
TELE NO.: (508) 845-2500 jmgrenier@townisp.com

SCALE:	DATE:
1" = 40'	FEBRUARY 9, 2022

GRADING AND DRAINAGE PLAN 4/4

SHEET NO.:	PROJECT NO.:
SHEET 13 OF 25	G-645



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ON THIS PLAN ARE APPROXIMATE ONLY. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES MAY NOT BE SHOWN HEREON. CONTACT DIG SAFE (1-888-344-7233) AND LOCAL AUTHORITIES PRIOR TO CONSTRUCTION.

LEGEND:

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- W PROPOSED WATER LINE
- ETC PROPOSED UNDERGROUND ELECTRIC
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- PROPOSED TREE LINE
- PROPOSED EROSION CONTROL

NOTES:

1. SEE ARCHITECTURAL PLANS FOR LOCATION OF DOWNSPOUTS FOR ROOF RUNOFF DRAIN LEADERS.
2. ALL TRENCHES WITHIN GREENBRIAR DRIVE SHALL BE BACKFILLED AS REQUIRED BY THE TOWN OF SHREWSBURY
3. WATER LINES SHALL HAVE A MINIMUM COVER OF 5 FEET.
4. SEWER SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET FROM ALL WATER SUPPLY LINES. WHEN A 10 FOOT SEPARATION CANNOT BE MAINTAINED THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH WITH AN 18 INCH VERTICAL SEPARATION BETWEEN THE CROWN OF THE SEWER AND THE INVERT OF THE WATER MAIN. ADEQUATE VERTICAL SEPARATION OF WATER/SEWER CROSSINGS SHALL BE CONFIRMED.
5. SEE SUBSURFACE SEWAGE DISPOSAL SYSTEM DESIGN PLANS FOR DESIGN AND DETAILS OF COMPONENTS OF PRESBY ENVIRONMENTAL SEPTIC SYSTEM.
6. ALL SEWER AND AND SEWER LINES WITHIN 10 FEET OF A BUILDING WILL BE INSTALLED BY A PLUMBER, SHALL FALL UNDER THE PURVIEW OF THE SHREWSBURY PLUMBING INSPECTOR, AND SHALL BE BUILT WITH APPROPRIATE MATERIALS AND IN ACCORDANCE WITH 248 CMR.
7. CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION
8. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
9. SIZE OF WATER LINE MAY VARY DEPENDING ON FIRE FLOW REQUIREMENTS.
10. ELECTRIC, CABLE AND TELEPHONE SERVICE LOCATIONS ARE TO BE REVIEWED AND/OR DETERMINED BY RESPECTIVE UTILITY COMPANIES.

GRAPHIC SCALE

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(IN FEET)
1 inch = 40 ft.

REV. NO.	DATE	REVISION

TITLE:

SITE DEVELOPMENT PLAN
FOR
1 GREENBRIAR DRIVE
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PREPARED FOR:
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18 GLENWOOD STREET
NATICK, MASSACHUSETTS 01760

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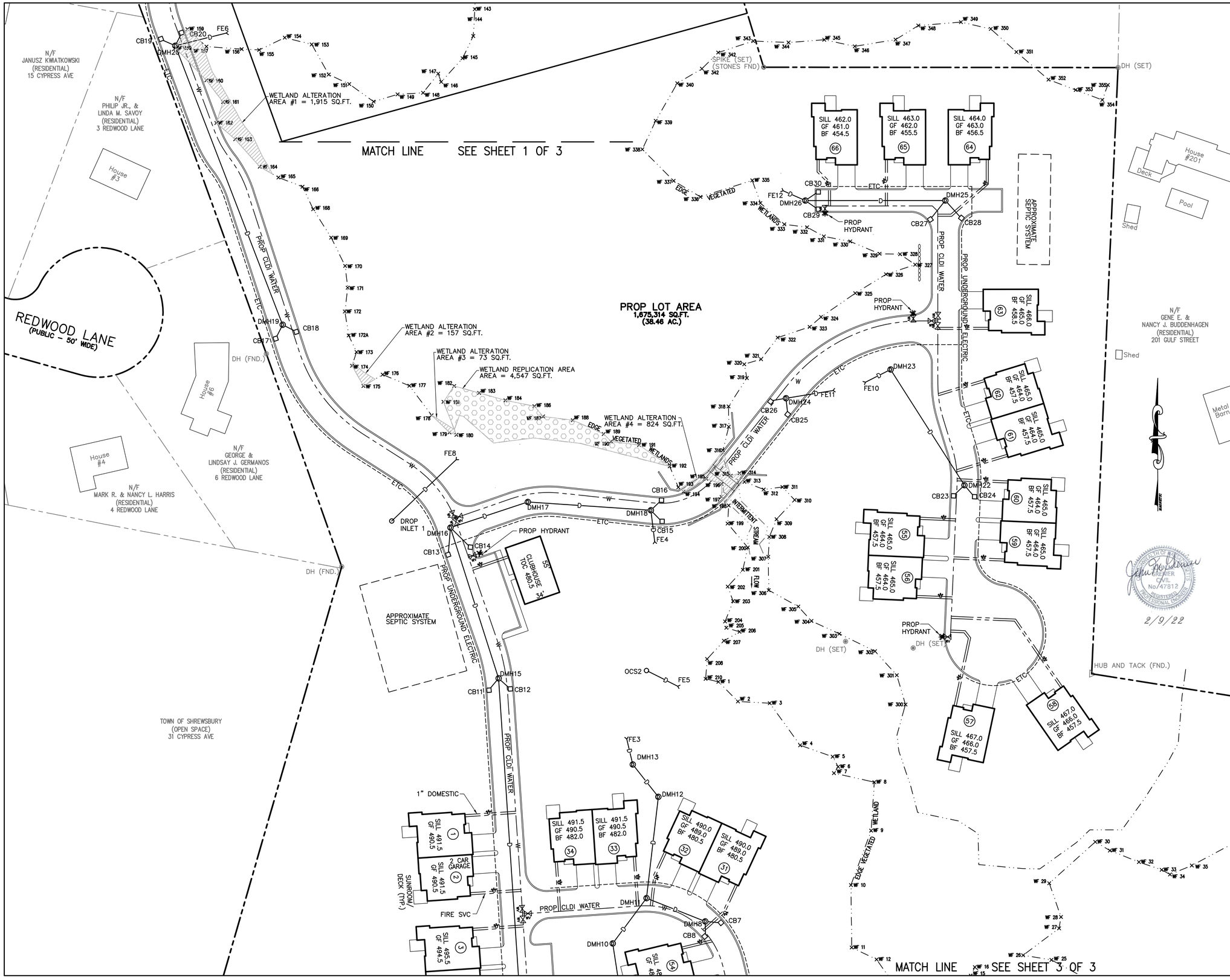
SCALE: 1" = 40'

DATE: FEBRUARY 9, 2022

UTILITY PLAN 1/3

SHEET NO.: SHEET 14 OF 25

PROJECT NO.: G-645



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REV. NO.	DATE	REVISION

TITLE:

SITE DEVELOPMENT PLAN
FOR
1 GREENBRIAR DRIVE
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PREPARED FOR:
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18 GLENWOOD STREET
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TELE NO.: (508) 845-2500 jmgrenier@townisp.com

SCALE:	DATE:
1" = 40'	FEBRUARY 9, 2022

UTILITY PLAN 2/3

SHEET NO.:	PROJECT NO.:
SHEET 15 OF 25	G-645

DRAINAGE SCHEDULE

CB 1 (STA 19+50 – 12'R)
RIM 495.76
INV 491.76

12" HDPE L=14' S=0.010

CB 2 (STA 19+50 – 12'L)
RIM 495.76
INV 491.76

12" HDPE L=14' S=0.010

DMH 1 (STA 19+60)
RIM 495.70
INV IN 491.66 (CB 1)
INV IN 491.66 (CB 2)
INV OUT 491.56

12" HDPE L=64' S=0.028

DMH 2 (STA 20+25)
RIM 493.75
INV IN 489.75
INV OUT 489.65

12" HDPE L=49' S=0.029

DMH 3 (STA 20+75)
RIM 492.25
INV IN 488.25
INV OUT 488.15

12" HDPE L=135' S=0.030

CB 3 (STA 22+00 – 12'R)
RIM 488.26
INV 494.26

12" HDPE L=14' S=0.010

CB 4 (STA 22+00 – 12'L)
RIM 488.26
INV 494.26

12" HDPE L=14' S=0.010

DMH 4 (STA 22+10)
RIM 488.20
INV IN 484.12 (CB 3)
INV IN 484.12 (CB 4)
INV IN 484.12 (DMH 3)
INV OUT 479.79

12" HDPE L=61' S=0.027

CB 5 (STA 24+20 – 12'R)
(DOUBLE GRATE)
RIM 483.08
INV 479.08

12" HDPE L=14' S=0.010

CB 5 (STA 24+20 – 12'L)
(DOUBLE GRATE)
RIM 483.08
INV 479.08

12" HDPE L=14' S=0.010

DMH 5 (STA 24+10)
RIM 483.47
INV IN 478.94 (CB 5)
INV IN 478.94 (CB 6)
INV OUT 478.34

18" HDPE L=139' S=0.005

DMH 6 (STA 22+70)
RIM 486.40
INV IN 478.14 (DMH 4)
INV IN 477.64 (DMH 5)
INV OUT 474.91

18" HDPE L=94' S=0.015

DMH 7
RIM 478.0
INV IN 473.50
INV OUT 459.50

18" HDPE L=73' S=0.010

FE 1
INV 468.77

OCS 1
RIM 455.20
INV OUT 452.60

18" HDPE L=30' S=0.019

FE 2
INV 452.03

CB 7 (STA 27+00 – 12'R)
RIM 487.42
INV 483.42

12" HDPE L=14' S=0.010

CB 8 (STA 27+00 – 12'L)
RIM 487.42
INV 483.42

12" HDPE L=14' S=0.010

DMH 8 (STA 27+10)
RIM 487.83
INV IN 483.28 (CB 7)
INV IN 483.28 (CB 8)
INV OUT 482.18

12" HDPE L=58' S=0.038

YARD DRAIN 1
RIM 485.5
INV 428.50

12" HDPE L=90' S=0.005

YARD DRAIN 2
RIM 485.5
INV 481.25

12" HDPE L=10' S=0.010

DMH 9
RIM 488.0
INV IN 482.05 (YARD 1)
INV IN 482.05 (YARD 2)
INV OUT 481.45

18" HDPE L=217' S=0.005

DMH 10
RIM 489.0
INV IN 480.36
INV OUT 480.26

18" HDPE L=58' S=0.005

DMH 11 (STA 27+70)
RIM 488.86
INV IN 480.00 (DMH 8)
INV IN 480.00 (DMH 10)
INV OUT 476.00

18" HDPE L=94' S=0.033

DMH 12
RIM 480.0
INV IN 472.89
INV OUT 468.89

18" HDPE L=38' S=0.033

DMH 13
RIM 472.0
INV IN 467.64
INV OUT 463.64

18" HDPE L=24' S=0.033

FE 3
INV 462.84

CB 9 (STA 13+75 – 12'R)
RIM 494.42
INV 480.42

12" HDPE L=14' S=0.010

CB 10 (STA 13+75 – 12'L)
RIM 494.42
INV 490.42

12" HDPE L=14' S=0.010

DMH 14
RIM 494.28
INV IN 490.28 (CB 9)
INV IN 490.28 (CB 10)
INV OUT 490.18

12" HDPE L=300' S=0.037

CB 11 (STA 10+75 – 12'R)
RIM 483.14
INV 479.14

12" HDPE L=14' S=0.010

CB 12 (STA 10+75 – 12'L)
RIM 483.14
INV 479.14

12" HDPE L=14' S=0.010

DMH 15 (STA 10+65)
RIM 483.00
INV IN 479.00 (CB 11)
INV IN 479.00 (CB 12)
INV IN 479.00 (DMH 14)
INV OUT 477.90

12" HDPE L=146' S=0.030

CB 13 (STA 9+40 – 12'R)
RIM 478.06
INV 474.06

12" HDPE L=25' S=0.023

CB 14 (STA 9+40 – 12'L)
RIM 478.06
INV 474.06

12" HDPE L=29' S=0.020

DMH 16 (STA 9+18/0+00)
RIM 477.48
INV IN 473.48 (CB 13)
INV IN 473.48 (CB 14)
INV IN 473.48 (DMH 15)
INV OUT 471.86

12" HDPE L=75' S=0.030

DMH 17 (STA 0+75)
RIM 473.61
INV IN 496.61
INV OUT 465.38

12" HDPE L=114' S=0.030

CB 15 (STA 2+00 – 12'R)
RIM 465.18
INV 461.18

12" HDPE L=14' S=0.010

CB 16 (STA 2+00 – 12'L)
RIM 465.18
INV 461.18

12" HDPE L=14' S=0.010

DMH 18 (STA 1+90)
RIM 565.96
INV IN 461.04 (CB 15)
INV IN 461.04 (CB 16)
INV IN 461.96 (DMH 17)
INV OUT 460.44

18" HDPE L=29' S=0.010

FE 4
INV 460.15

OCS 2
RIM 463.0
INV 460.30

12" HDPE L=30' S=0.010

FE 5
INV 460.00

CB 17 (STA 6+75 – 12'R)
RIM 468.10
INV 464.10

12" HDPE L=14' S=0.010

CB 18 (STA 6+75 – 12'L)
RIM 468.10
INV 464.10

12" HDPE L=14' S=0.010

DMH 19 (STA 6+65)
RIM 467.96
INV IN 463.96 (CB 17)
INV IN 463.96 (CB 18)
INV OUT 463.86

12" HDPE L=277' S=0.031

CB 19 (STA 3+77 – 12'R)
(FLAT TOP)
RIM 458.74
INV 455.54

12" HDPE L=14' S=0.010

CB 20 (STA 3+77 – 12'L)
(FLAT TOP)
RIM 458.74
INV 455.54

12" HDPE L=14' S=0.010

DMH 20 (STA 3+87)
(CDS 2015–4)
RIM 459.00
INV IN 455.40 (CB 19)
INV IN 455.40 (CB 20)
INV IN 455.40 (DMH 19)
INV OUT 455.30

12" HDPE L=46' S=0.010

FE 6
INV 454.86

CB 21 (STA 1+00 – 12'R)
(FLAT TOP)
RIM 458.51
INV 455.31

12" HDPE L=14' S=0.010

CB 22 (STA 1+00 – 12'L)
(FLAT TOP)
RIM 458.51
INV 455.31

12" HDPE L=14' S=0.010

DMH 21 (STA 1+10)
(CDS 2015–4)
RIM 458.76
INV IN 455.17 (CB 19)
INV IN 455.17 (CB 20)
INV OUT 455.07

12" HDPE L=107' S=0.007

FE 7
INV 454.33

DROP INLET 1
THROAT 470.0
INV 465.80

24" HDPE L=82' S=0.010

FE 8
INV 464.98

DROP INLET 2
THROAT 457.0
INV 453.30

18" HDPE L=106' S=0.005

FE 9
INV 452.77

CB 23 (STA 2+75 – 12'R)
(FLAT TOP)
RIM 462.51
INV 459.31

12" HDPE L=14' S=0.010

CB 24 (STA 2+75 – 12'L)
(FLAT TOP)
RIM 462.51
INV 459.31

12" HDPE L=14' S=0.010

DMH 22
RIM 462.76
INV IN 459.24 (CB 23)
INV IN 459.24 (CB 24)
INV OUT 459.14

12" HDPE L=127' S=0.010

DMH 23
RIM 462.0
INV IN 458.87
INV OUT 458.77

12" HDPE L=25' S=0.010

FE 10
INV 457.52

CB 25 (STA 3+50 – 12'R)
(FLAT TOP)
RIM 461.24
INV 458.04

12" HDPE L=14' S=0.005

CB 26 (STA 3+50 – 12'L)
(FLAT TOP)
RIM 461.24
INV 458.04

12" HDPE L=14' S=0.005

DMH 24 (STA 3+60)
RIM 461.50
INV IN 457.97 (CB 25)
INV IN 457.97 (CB 26)
INV OUT 457.87

12" HDPE L=44' S=0.005

FE 11
INV 457.65

CB 27 (STA 0+15 – 15'R)
RIM 462.00
INV 458.00

12" HDPE L=22' S=0.010

CB 28 (STA 0+15 – 15'L)
RIM 462.00
INV 458.00

12" HDPE L=22' S=0.010

DMH 25 (STA 0+00/1+19)
RIM 462.00
INV IN 457.78 (CB 27)
INV IN 457.78 (CB 28)
INV OUT 457.67

12" HDPE L=130' S=0.018

CB 29 (STA 0+00 – 10'R)
RIM 459.42
INV 455.42

12" HDPE L=14' S=0.010

CB 30 (STA 0+00 – 10'L)
RIM 459.42
INV 455.42

12" HDPE L=14' S=0.010

DMH 26
(CDS 2015–4)
RIM 459.5
INV IN 455.28 (CB 29)
INV IN 455.28 (CB 30)
INV OUT 455.18

12" HDPE L=22' S=0.010

FE 12
INV 454.96

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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

REV. NO.	DATE	REVISION

TITLE:

SITE DEVELOPMENT PLAN
FOR
1 GREENBRIAR DRIVE
SHREWSBURY, MASSACHUSETTS 01545

PREPARED FOR:
CYPRESS AVENUE DEVELOPMENT PARTNERS, LLC
18 GLENWOOD STREET
NATICK, MASSACHUSETTS 01760

PREPARED BY:
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118 TURNPIKE ROAD SUITE 200
SOUTHBOROUGH, MASSACHUSETTS 01772
TELE NO.: (508) 845–2500 jmgrenier@townisp.com

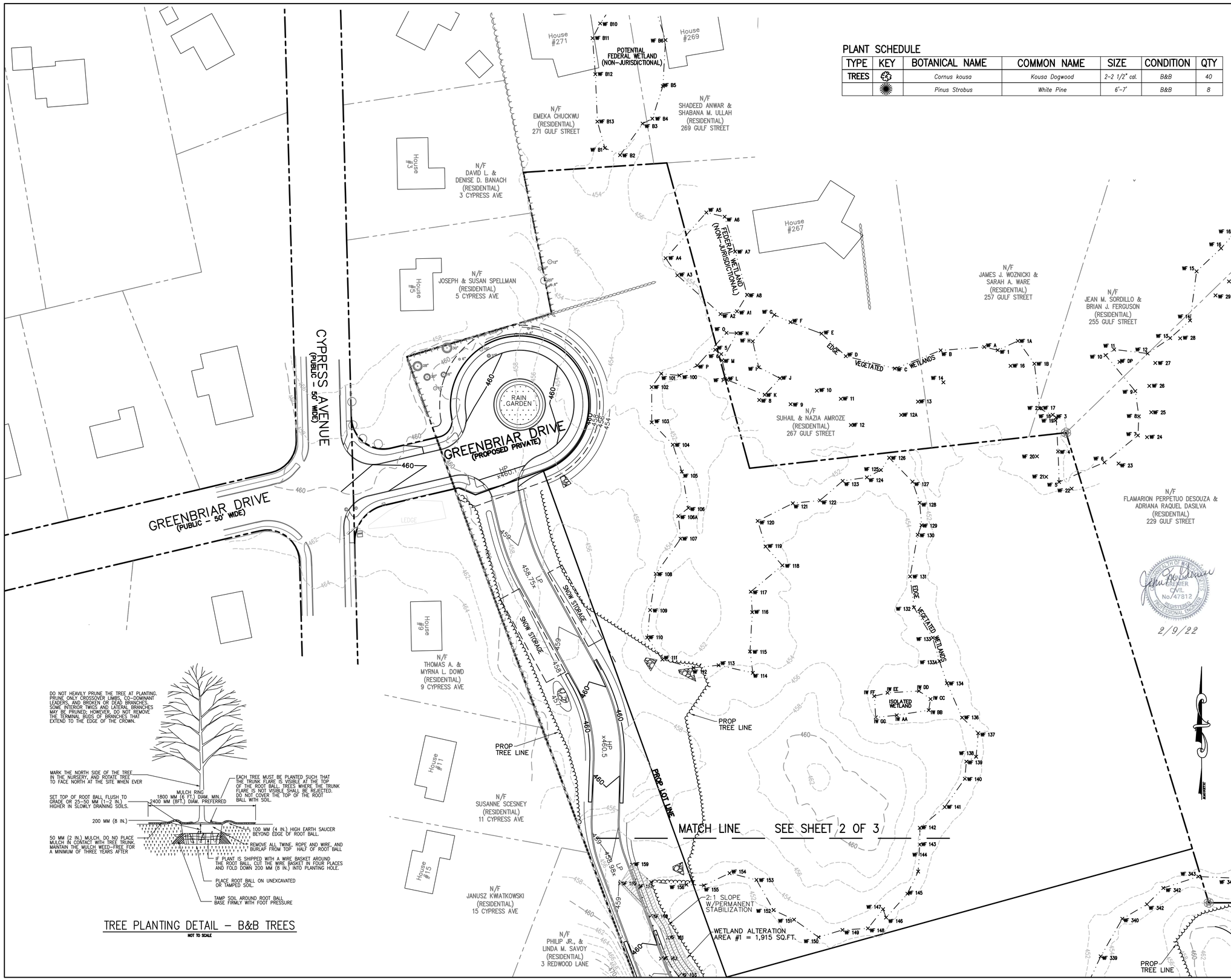
SCALE: 1" = 40'
DATE: FEBRUARY 9, 2022

UTILITY PLAN 3/3

SHEET NO.: SHEET 16 OF 25
PROJECT NO.: G-645

COMMONWEALTH OF MASSACHUSETTS
J.M. GRENIER
CIVIL
No. 47812
REGISTERED PROFESSIONAL ENGINEER

2/9/22



PLANT SCHEDULE

TYPE	KEY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	QTY
TREES		*Cornus kousa*	*Kousa Dogwood*	*2-2 1/2" cal.*	*B&B*	*40*
		Pinus Strobus	*White Pine*	*6'-7'*	*B&B*	*8*

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NOTES:

1. ALL TREE SPECIES SHALL BE ASIAN LONGHORNED BEETLE (ALB) RESISTANT.

TREE PLANTING DETAIL – B&B TREES

NOT TO SCALE

REV. NO.	DATE	REVISION

TITLE:

SITE DEVELOPMENT PLAN
FOR
1 GREENBRIAR DRIVE
SHREWSBURY, MASSACHUSETTS 01545

PREPARED FOR:
CYPRESS AVENUE DEVELOPMENT PARTNERS, LLC
18 GLENWOOD STREET
NATICK, MASSACHUSETTS 01760

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
118 TURNPIKE ROAD SUITE 200
SOUTHBOROUGH, MASSACHUSETTS 01772
TELE NO.: (508) 845-2500 jmgrenier@townisp.com

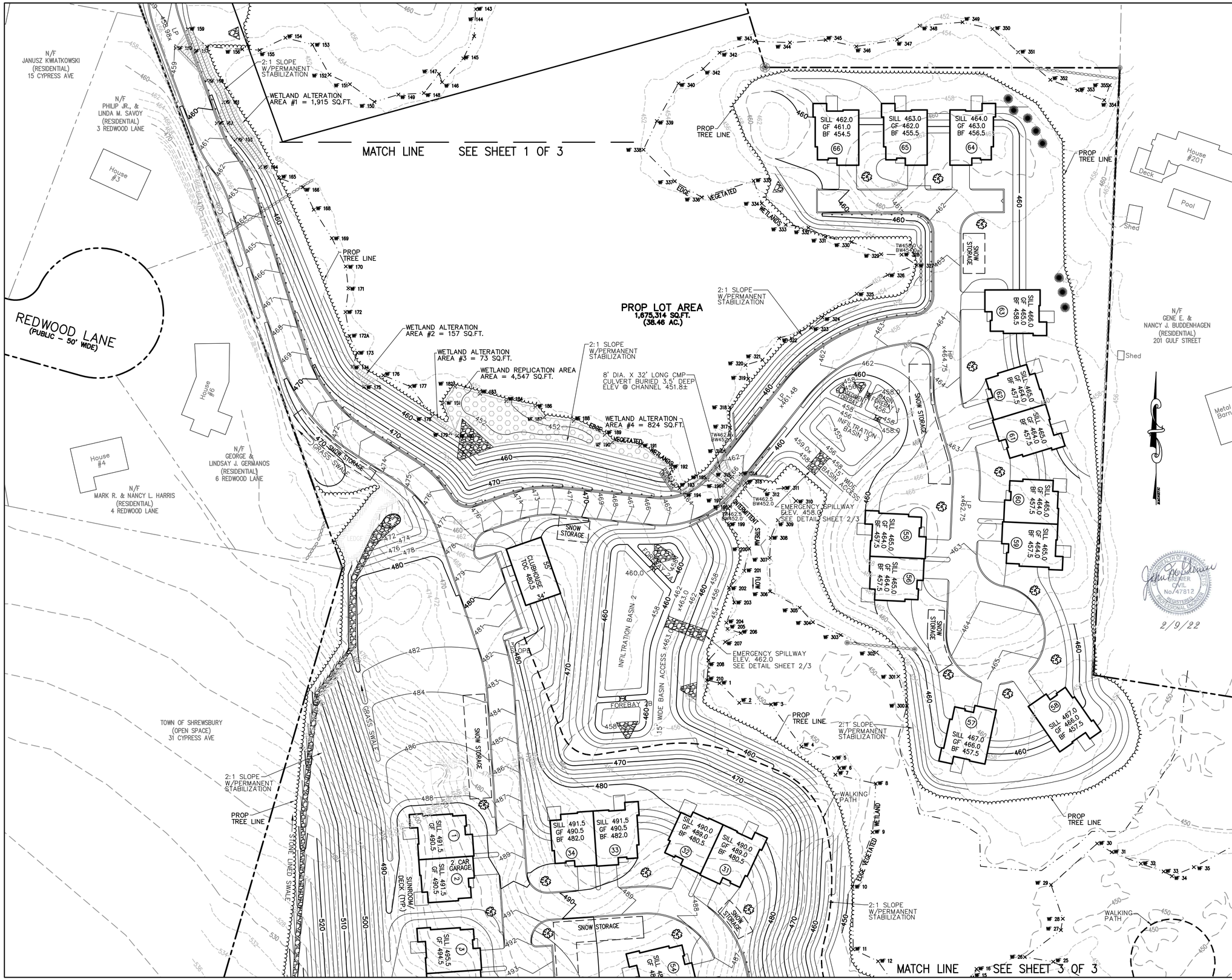
SCALE: 1" = 40'

DATE: FEBRUARY 9, 2022

LANDSCAPE PLAN 1/3

SHEET NO.: SHEET 17 OF 25

PROJECT NO.: G-645



LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- 460 EXISTING CONTOUR – HIGH
- 458 EXISTING CONTOUR – LOW
- 460 PROPOSED CONTOUR – HIGH
- 458 PROPOSED CONTOUR – LOW
- EXISTING EDGE PAVEMENT
- EXISTING CURB
- PROPOSED EDGE PAVEMENT
- PROPOSED CURB
- EDGE VEGETATED WETLAND
- WETLAND BUFFER
- EDGE BANK
- FLOOD PLAIN
- D EXISTING DRAIN LINE
- D PROPOSED DRAIN LINE
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- ETC PROPOSED UNDERGROUND ELECTRIC
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPOSED EROSION CONTROL

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

REV. NO.	DATE	REVISION

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TELE NO.: (508) 845-2500 jmgrenier@townisp.com

SCALE:	DATE:
1" = 40'	FEBRUARY 9, 2022

LANDSCAPE PLAN 2/3

SHEET NO.:	PROJECT NO.:
SHEET 18 OF 25	G-645

2/9/22

LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- 460 EXISTING CONTOUR – HIGH
- 458 EXISTING CONTOUR – LOW
- 460 PROPOSED CONTOUR – HIGH
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1" = 40'	FEBRUARY 9, 2022

LANDSCAPE PLAN 3/3

SHEET NO.:	PROJECT NO.:
SHEET 19 OF 25	G-645

GENERAL:

1. THIS PLAN IS INTENDED TO PROVIDE GUIDANCE AND INSTRUCTION TO THE TOWN OF OXFORD AND THE CONTRACTOR(S) IN THE PREVENTION OF EROSION AND SEDIMENTATION OFF SITE. THIS PLAN IS INTENDED TO ALLOW ANY CONDITIONS OF APPROVAL TO BE MORE SPECIFIC IN ADDRESSING ITEMS OF CONCERN. IF CONDITIONS BY THE TOWN OF OXFORD ARE IN CONFLICT WITH REQUIREMENTS AS SPECIFIED ON THE PLANS CONDITIONS AS SPECIFIED BY THE TOWN OF OXFORD SHALL SUPERSEDE THE REQUIREMENTS SPECIFIED ON THESE PLANS.

PRE-CONSTRUCTION:

1. AN EROSION CONTROL BARRIER (SEE BELOW) SHALL BE INSTALLED AS DEPICTED ON THE PLANS, BETWEEN THE AREAS TO BE DISTURBED AND RECEIVING DRAINAGE WAY AND STRUCTURES. THIS BARRIER SHALL REMAIN IN PLACE UNTIL ALL TRIBUTARY SURFACES HAVE BEEN FULLY STABILIZED. THE EROSION CONTROL BARRIERS AS SHOWN ON THE PLANS ARE THE MINIMUM PROTECTIVE MEASURES REQUIRED TO PROTECT THE ON AND OFF SITE DRAINAGE SYSTEMS.
2. THE CONTRACTOR SHALL ESTABLISH A STAGING AREA AS SHOWN ON THE PLAN FOR THE OVERNIGHT STORAGE OF EQUIPMENT AND STOCKPILING OF MATERIALS.
3. IN THE STAGING AREA, THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO: HAY BALES, SILT FENCE AND CRUSHED STONE.
4. A TEMPORARY STONE CONSTRUCTION ENTRANCE IS REQUIRED TO PREVENT TRACKING OF SILT, MUD, ETC. ONTO EXISTING ROADS. THE STONE SHALL BE REPLACED REGULARLY AS WELL AS WHEN THE STONE IS SILT LADEN OR EQUIPMENT IS OBSERVED TO BE TRACKING SOIL ONTO THE ROADWAYS. SEE GENERAL CONSTRUCTION REQUIREMENTS, SEE NOTE #4 BELOW.
5. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON & OFF SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED HEREIN, ON THE PLAN OR IN ANY ORDER OF CONDITIONS.

PRELIMINARY SITE WORK:

1. MATERIAL REMOVED SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE OR IN A SECURED OFF SITE AREA APPROVED BY THE OWNER. EROSION CONTROLS SHALL BE UTILIZED ALONG THE DOWN SLOPE OF THE PILES IF THE PILES ARE TO REMAIN FOR MORE THAN THREE WEEKS.
2. IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL HAY BALE DIKES, SILT FENCES, OR ARMORED DIKES SHALL BE UTILIZED.
3. IF THE SITE CONSTRUCTION OCCURS AT ANY TIME OTHER THAN THE APRIL – DECEMBER CONSTRUCTION SEASON, ALL DRAINAGE SYSTEMS TEMPORARY OR PERMANENT SHALL MAINTAIN TO ENSURE ADEQUATE HYDRAULIC CAPACITY, AND DRAINING CHARACTERISTICS.

EROSION CONTROL MEASURES:

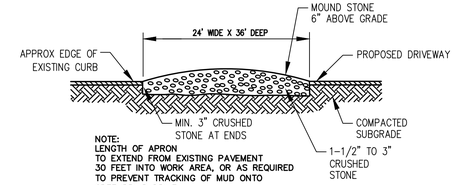
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT EROSION AND SEDIMENTATION ARE CONTROLLED. THIS PLAN SHALL BE SHALL BE ADAPTED TO FIT THE CONTRACTOR'S EQUIPMENT, WEATHER CONDITIONS, AND ANY CONDITIONS ISSUED BY THE TOWN OF MILLBURY.
2. THE MOST IMPORTANT ASPECTS OF CONTROLLING EROSION AND SEDIMENTATION ARE LIMITING THE EXTENT OF DISTURBANCE AND STABILIZING SURFACES AS SOON AS POSSIBLE. OF SECONDARY IMPORTANCE IN EROSION CONTROL IS THE LIMITING THE SIZE AND LENGTH OF THE TRIBUTARY DRAINAGE AREA WITHIN THE WORK SITE AND DRAINAGE STRUCTURES. THESE FUNDAMENTAL PRINCIPLES SHALL BE THE KEY FACTOR IN THE CONTRACTOR'S CONTROL OF EROSION ON THE SITE.
3. THE EXISTING SOIL CONDITIONS PROVIDE THE POTENTIAL OF RUNOFF TO OFF-SITE AREAS WITH EROSION POTENTIAL.
4. ALL DISTURBED SURFACES SHALL BE STABILIZED A MINIMUM OF 14 DAYS AFTER CONSTRUCTION IN ANY PORTION OF THE SITE HAS CEASED OR IS TEMPORARILY HALTED UNLESS ADDITIONAL CONSTRUCTION IS INTENDED TO BE INITIATED WITHIN 21 DAYS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION CONTROL DEVICES WITHIN THE LIMIT OF WORK. ALL EROSION CONTROL DEVICES SHALL BE REGULARLY INSPECTED. ANY SEDIMENTS REMOVED FROM THE CONTROL DEVICES SHALL BE DISPOSED OF.
6. AT NO TIME SHALL SILT-LADEN WATER BE ALLOWED TO ENTER SENSITIVE AREAS (WETLANDS, OFF-SITE AREAS AND DRAINAGE SYSTEMS). ANY RUNOFF FROM DISTURBED SURFACES SHALL BE DIRECTED THROUGH SETTLING BASINS AND EROSION CONTROL BARRIERS PRIOR TO ENTERING ANY SENSITIVE AREAS.

GENERAL CONSTRUCTION REQUIREMENTS:

1. ANY REFUELING OF CONSTRUCTION VEHICLES AND EQUIPMENT SHALL NOT TAKE PLACE INSIDE OF A 100 FOOT BUFFER ZONE, NEAR THE ENTRANCE TO ANY DRAINAGE SYSTEM AND SHALL NOT BE CONDUCTED IN PROXIMITY TO SEDIMENTATION BASINS OR DIVERSION SWALES.
2. NO ON-SITE DISPOSAL OF STUMPS, SOLID WASTE, INCLUDING CONSTRUCTION MATERIALS IS ALLOWED.
3. NO MATERIALS SHALL BE DISPOSED OF INTO THE WETLANDS, OR EXISTING/PROPOSED DRAINAGE SYSTEMS. ALL CONTRACTORS INCLUDING: CONCRETE SUPPLIERS, PAINTERS AND PLASTERERS, SHALL BE INFORMED THAT THE CLEANING OF EQUIPMENT IS PROHIBITED IN AREAS WHERE THE WASH-WATER WILL DRAIN DIRECTLY TO THE SITE DRAINAGE SYSTEMS.
4. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL WHICH SHALL INCLUDE STREET SWEEPING AND/OR WATERING OF ALL PAVED SURFACES WITHIN THE SITE AND OFF-SITE THAT ARE IMPACTED BY SITE CONSTRUCTION ON A REGULAR BASIS, A MINIMUM OF ONCE PER WEEK AND/OR AS NECESSARY.
5. THE CONTRACTOR SHALL UNDERTAKE ALL WORK TO LIMIT AIRBORNE SEDIMENTS, ONLY CLEAN, POTABLE WATER MAY BE USED TO CONTROL DUST.

LANDSCAPING:

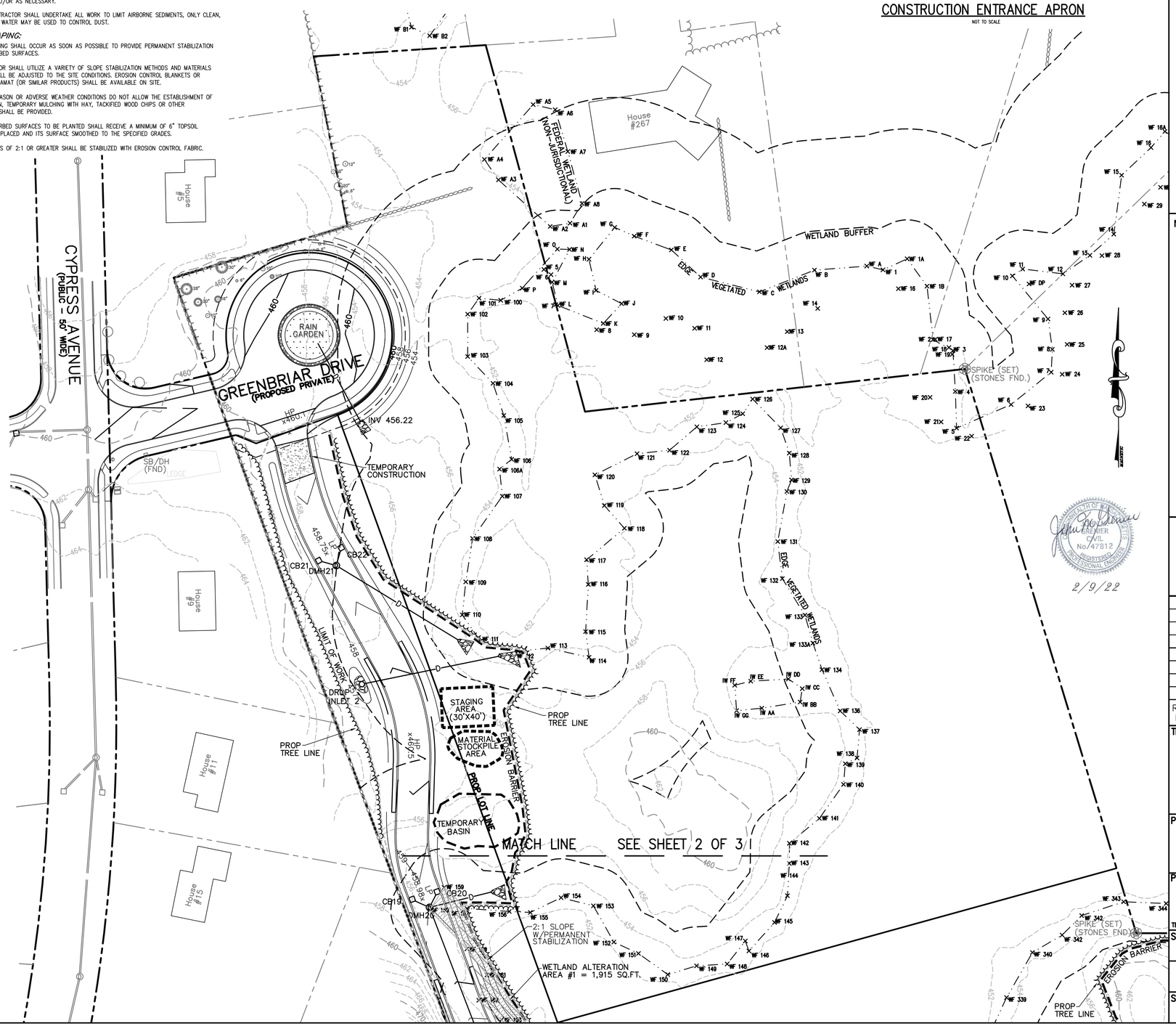
1. LANDSCAPING SHALL OCCUR AS SOON AS POSSIBLE TO PROVIDE PERMANENT STABILIZATION OF DISTURBED SURFACES.
2. CONTRACTOR SHALL UTILIZE A VARIETY OF SLOPE STABILIZATION METHODS AND MATERIALS WHICH SHALL BE ADJUSTED TO THE SITE CONDITIONS. EROSION CONTROL BLANKETS OR MIRAFI MIRAMAT (OR SIMILAR PRODUCTS) SHALL BE AVAILABLE ON SITE.
3. IF THE SEASON OR ADVERSE WEATHER CONDITIONS DO NOT ALLOW THE ESTABLISHMENT OF VEGETATION, TEMPORARY MULCHING WITH HAY, TACKIFIED WOOD CHIPS OR OTHER METHODS SHALL BE PROVIDED.
4. ALL DISTURBED SURFACES TO BE PLANTED SHALL RECEIVE A MINIMUM OF 6" TOPSOIL SHALL BE PLACED AND ITS SURFACE SMOOTHED TO THE SPECIFIED GRADES.
5. ALL SLOPES OF 2:1 OR GREATER SHALL BE STABILIZED WITH EROSION CONTROL FABRIC.



NOTE:
LENGTH OF APRON
TO EXTEND FROM EXISTING PAVEMENT
30 FEET INTO WORK AREA, OR AS REQUIRED
TO PREVENT TRACKING OF MUD ONTO
GREENBRIAR DRIVE

CONSTRUCTION ENTRANCE APRON

NOT TO SCALE



1. Seeding and repairs shall be performed as required. Sediment and debris shall be removed at least once a year, typically in early spring prior to the commencement of the growing season.
2. The catch basins throughout the entire site shall be inspected annually. Unit shall be cleaned when accumulated sediments reach a depth of 6 inches. Accumulated sediment must be disposed of in accordance with applicable local state, and federal guidelines and regulations. The contractor will be responsible for the maintenance of the unit until such time as the site work is complete. The maintenance will then be the responsibility of the owner(s).
3. The CDS Units shall be inspected and cleaned as recommended by the manufacturer.
4. The infiltration basins shall be inspected a minimum of twice annually and after major storm events. Embankments shall be mowed periodically at least twice annually. Any woody vegetation shall be removed from embankments. The outlet shall be inspected twice annually and kept clean of debris. Any accumulated sediment shall be removed from the basin affected areas are to be loamed and seeded as necessary in order to maintain vegetation in a healthy condition.
5. The drainage swales shall be inspected and mowed at least twice annually. Weeds and other vegetation shall be removed as necessary. The outlet shall be inspected twice annually and kept clean of debris. Sediment and debris shall be removed once a year. Grass height shall be between 3 and 6 inches.
6. The contractor will be responsible for the maintenance of all drainage structures and until such time as the site work is complete. The maintenance will then be the responsibility of the property owners.

STORMWATER COLLECTION & TREATMENT SYSTEM INSPECTION & MAINTENANCE GUIDELINES

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NOTES:

1. RECORD APPLICANT:

   CYPRESS AVENUE DEVELOPMENT PARTNERS, LLC
   18 GLENWOOD STREET
   NATICK, MA 01760

2. RECORD OWNERS:

   MAP 9 PARCEL 1
   JEAN SORDILLO & BRIAN J. FERGUSON
   386 BANCROFT HIGHWAY
   LITCHFIELD, NH 03052

   MAP 9 PARCEL 12
   STEVEN E. ANDERSON
   PO BOX 23
   SHREWSBURY, MA 01545

3. LAND DISTURBANCE AREA : 942,800 SQ.FT. (21.64 AC.)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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TELE NO.: (508) 845-2500 jmgrenier@townisp.com

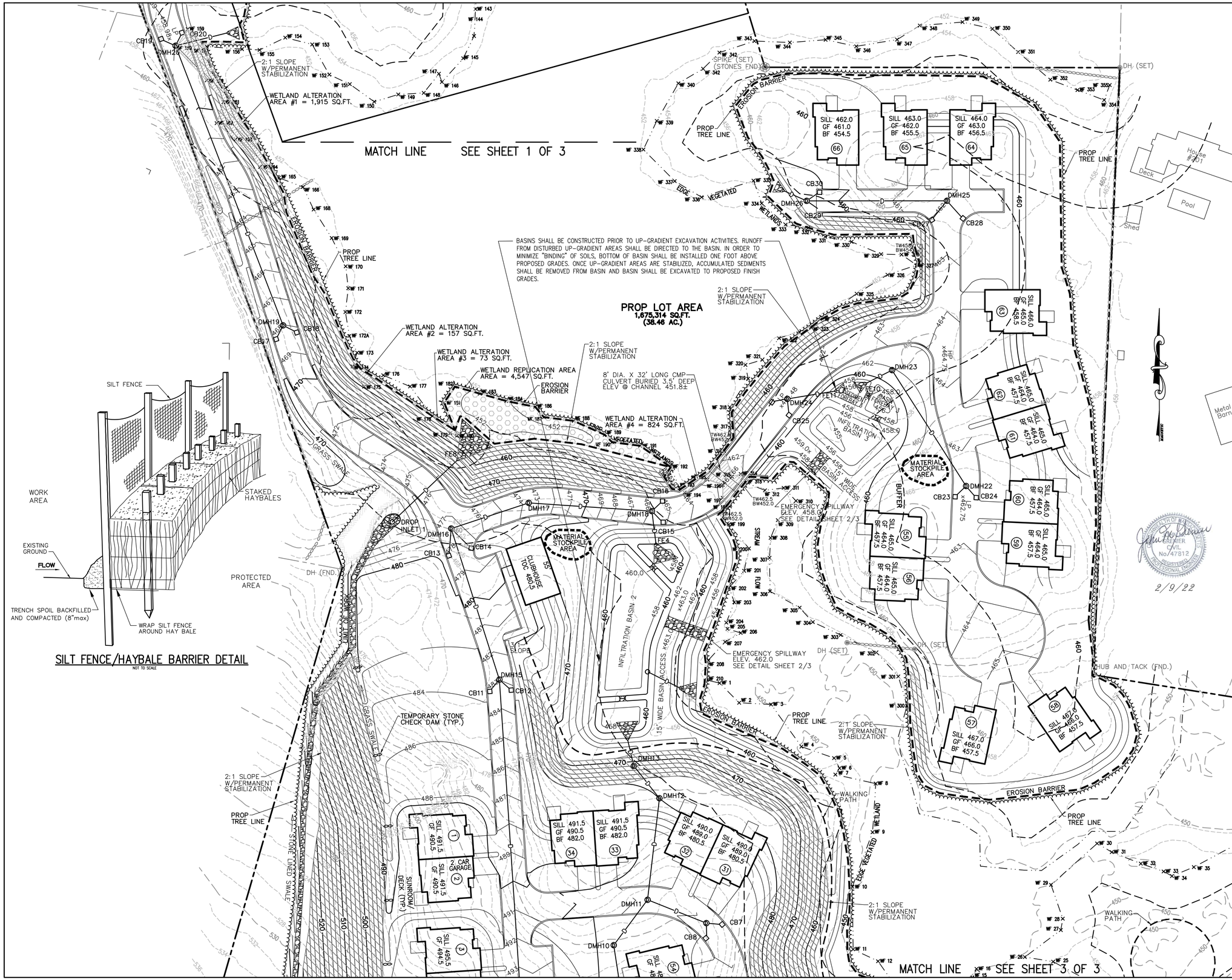
SCALE: 1" = 40'

DATE: FEBRUARY 9, 2022

EROSION & SEDIMENTATION CONTROL PLAN 1/3

SHEET NO.: SHEET 20 OF 25

PROJECT NO.: G-645



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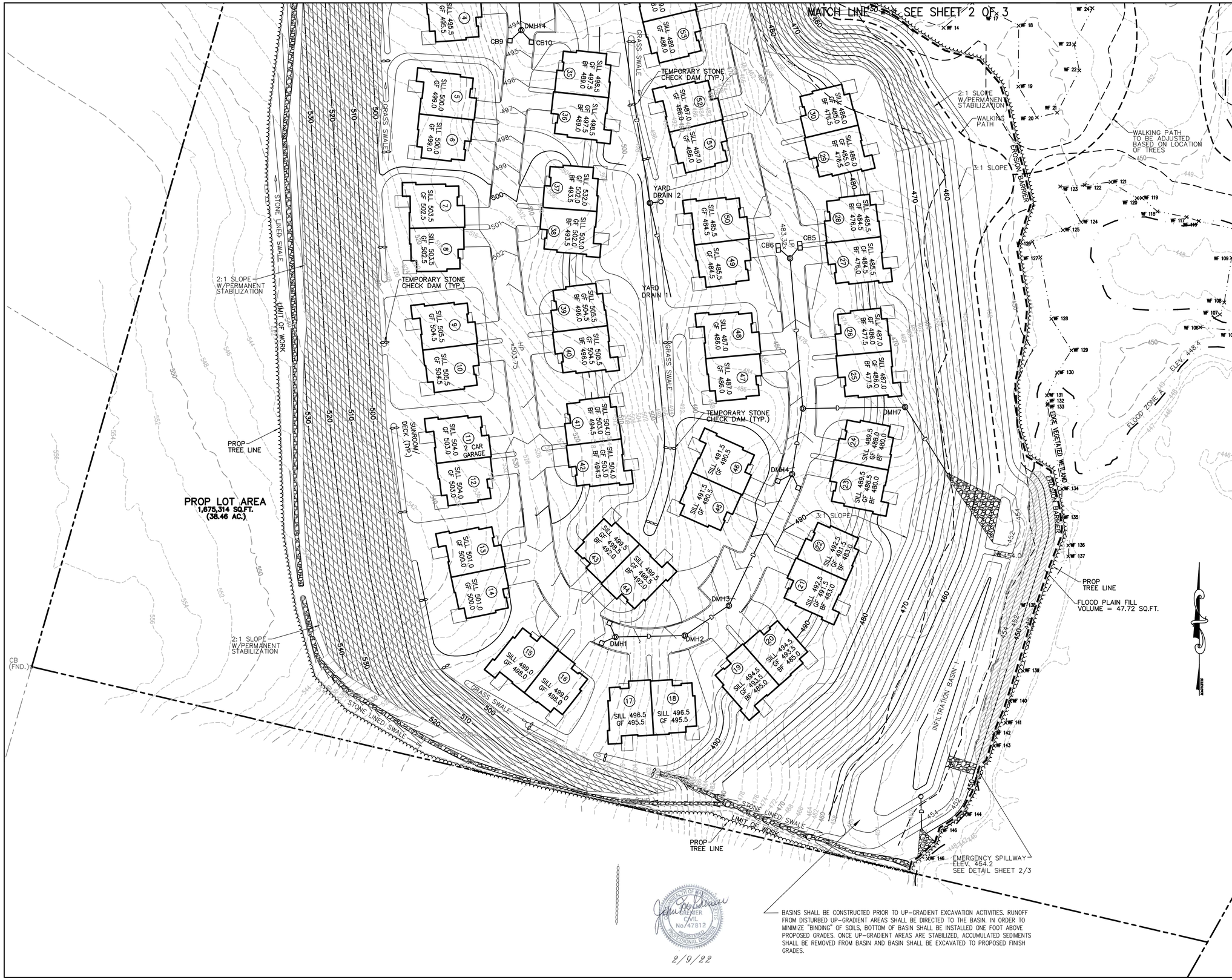
SCALE:	DATE:
1" = 40'	FEBRUARY 9, 2022

EROSION & SEDIMENTATION CONTROL PLAN 2/3

SHEET NO.:	PROJECT NO.:
SHEET 21 OF 25	G-645



BASINS SHALL BE CONSTRUCTED PRIOR TO UP-GRADIENT EXCAVATION ACTIVITIES. RUNOFF FROM DISTURBED UP-GRADIENT AREAS SHALL BE DIRECTED TO THE BASIN. IN ORDER TO MINIMIZE "BINDING" OF SOILS, BOTTOM OF BASIN SHALL BE INSTALLED ONE FOOT ABOVE PROPOSED GRADES. ONCE UP-GRADIENT AREAS ARE STABILIZED, ACCUMULATED SEDIMENTS SHALL BE REMOVED FROM BASIN AND BASIN SHALL BE EXCAVATED TO PROPOSED FINISH GRADES.

COMMONWEALTH OF MASSACHUSETTS
JOHN M. GRENIER
CIVIL
No. 47812
REGISTERED PROFESSIONAL ENGINEER

2/9/22

LEGEND:

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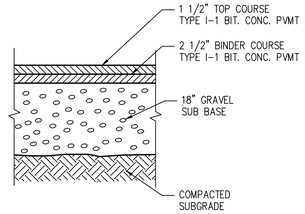
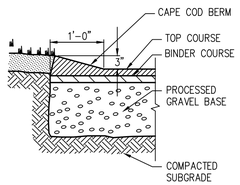
EROSION & SEDIMENTATION CONTROL PLAN 3/3

SHEET NO.:	PROJECT NO.:
SHEET 22 OF 25	G-645



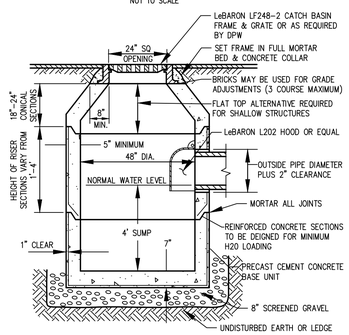
STANDARD BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE



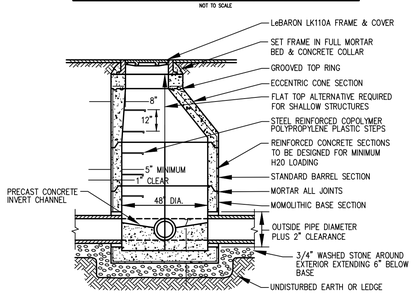
CAPE COD BERM

NOT TO SCALE



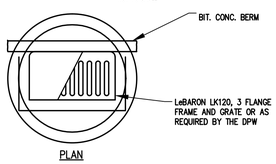
PRECAST CONCRETE CATCH BASIN

NOT TO SCALE



PRECAST CONCRETE DRAIN MANHOLE

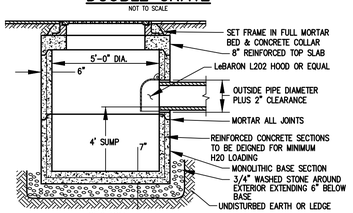
NOT TO SCALE



PLAN

DOUBLE GRATE

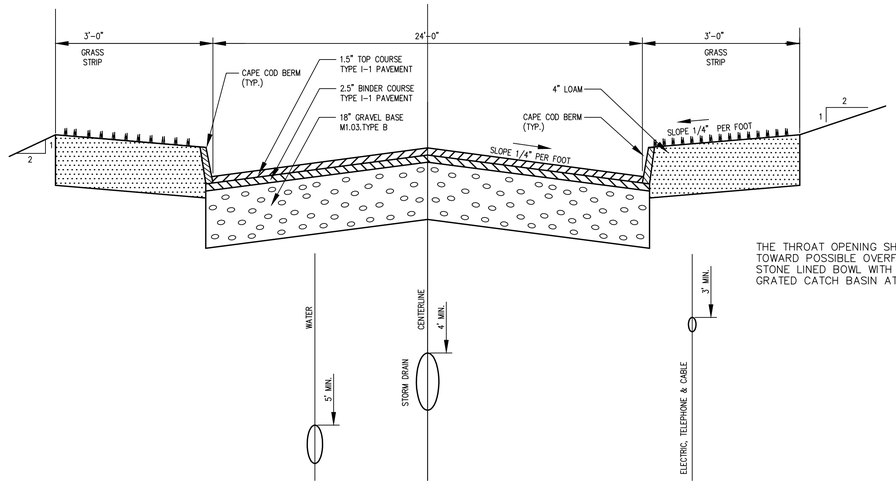
NOT TO SCALE



SECTION

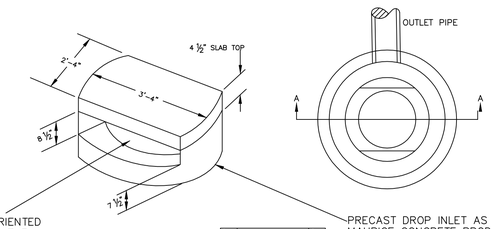
FLAT TOP CATCH BASIN

NOT TO SCALE



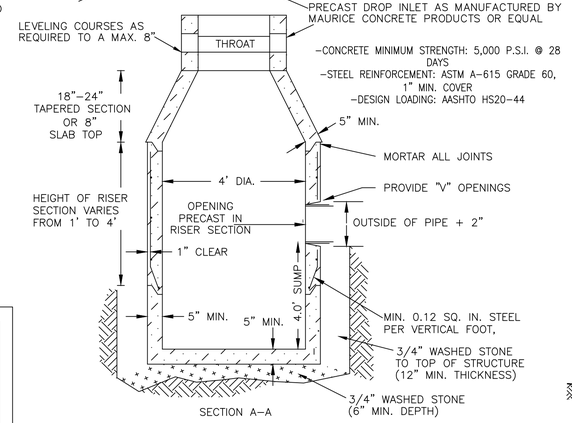
DRIVEWAY CROSS SECTION

NOT TO SCALE



THE THROAT OPENING SHALL BE ORIENTED TOWARD POSSIBLE OVERFLOW FROM THE STONE LINED BOWL WITH THE DOUBLE GRATED CATCH BASIN AT THE BOTTOM.

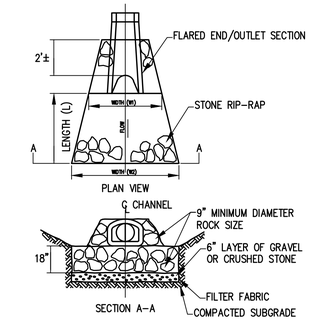
OUTLET	DIMENSIONS (TYP.)		
	L	W1	W2
1	60'	5'	41'
2	15'	5'	20'
3	16'	5'	21"
4	18'	5'	22'
5	10'	3'	13'
6	10'	3'	10'
7	10'	3'	5'
8	35'	6'	41'
9	13'	5'	17'
10	11'	3'	14'
11	10'	3'	7'
12	10'	3'	10'



SECTION A-A

DROP INLET CATCH BASIN

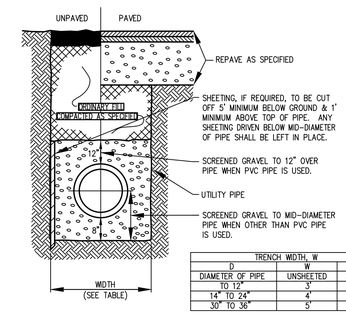
NOT TO SCALE



SECTION A-A

RIP-RAP APRON

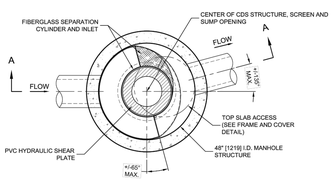
NOT TO SCALE



TRENCH WIDTH, W		
D	W	W
DIAMETER OF PIPE	UNSHEETED	SHEETED
TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'

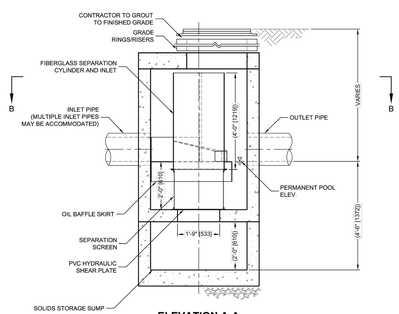
TYPICAL TRENCH SECTION

NOT TO SCALE



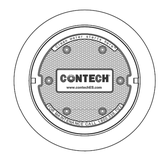
PLAN VIEW B-B

N.T.S.



ELEVATION A-A

N.T.S.



FRAME AND COVER

(DIAMETER VARIES)

N.T.S.

CDS2015-4-C DESIGN NOTES

THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*
NOTES/SPECIAL REQUIREMENTS:			

* PER ENGINEER OF RECORD

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET H520 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS2015-4-C
INLINE CDS
STANDARD DETAIL

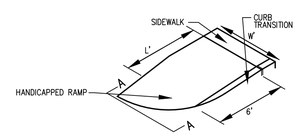
CDS

THIS DRAWING IS THE PROPERTY OF CONTECH ENGINEERED SOLUTIONS LLC. IT IS TO BE RETURNED UPON REQUEST AND NOT TO BE REPRODUCED OR COPIED, OR USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS LOANED.

C:\USERS\DCHA\ACTIVEWORK\FOR\CDS DETAILS, 100 MACRON SCDWG\MACRO\CDS015-4-C.DTL DWG 9/10/2014 1:16 PM

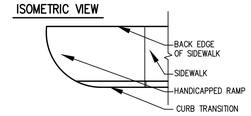
CDS2014-4-C DETAIL

NOT TO SCALE

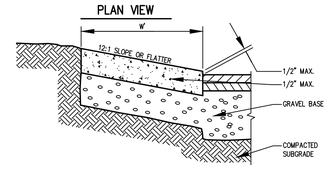


W	L
4'-0"	3'-6"±
5'-0"	2'-9"±
6'-0"	2'-0"±
7'-0"	1'-3"±
8'-0"	0'-0"

ISOMETRIC VIEW



PLAN VIEW



HANDICAP RAMP

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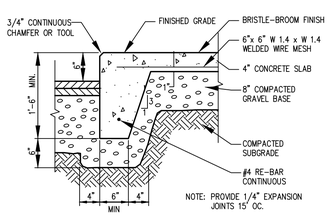
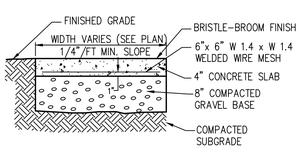


HAUNCHED CONCRETE CURB

NOT TO SCALE

2/9/22



CEMENT CONCRETE WALK

NOT TO SCALE

REV. NO.	DATE	REVISION

TITLE:

SITE DEVELOPMENT PLAN
FOR
1 GREENBRIAR DRIVE
SHREWSBURY, MASSACHUSETTS 01545

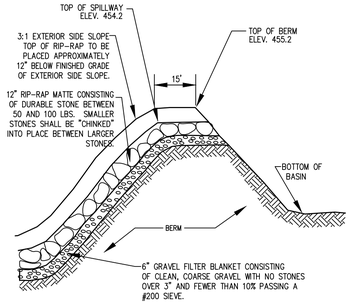
PREPARED FOR:
CYPRESS AVENUE DEVELOPMENT PARTNERS, LLC
18 GLENWOOD STREET
NATICK, MASSACHUSETTS 01760

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
118 TURNPIKE ROAD SUITE 200
SOUTHBOROUGH, MASSACHUSETTS 01772
TELE NO.: (508) 845-2500 jmgrenier@townisp.com

SCALE: N.T.S.
DATE: FEBRUARY 9, 2022

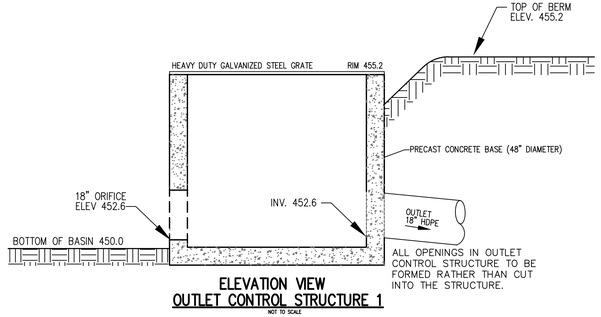
DETAIL PLAN 1/3

SHEET NO.: SHEET 23 OF 25
PROJECT NO.: G-645



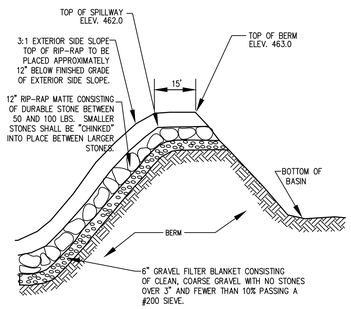
EMERGENCY SPILLWAY INFILTRATION BASIN 1

NOT TO SCALE



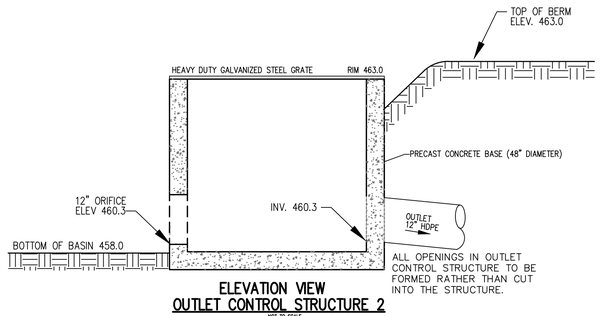
ELEVATION VIEW
OUTLET CONTROL STRUCTURE 1

NOT TO SCALE



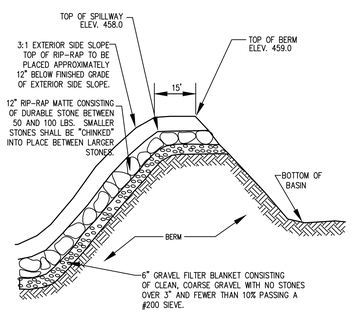
EMERGENCY SPILLWAY INFILTRATION BASIN 2

NOT TO SCALE



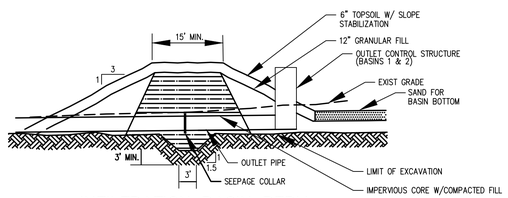
ELEVATION VIEW
OUTLET CONTROL STRUCTURE 2

NOT TO SCALE



EMERGENCY SPILLWAY INFILTRATION BASIN 3

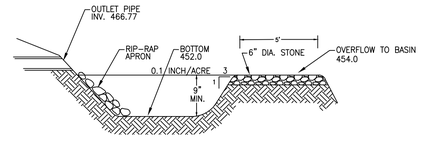
NOT TO SCALE



INFILTRATION BASIN BERM

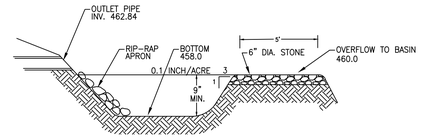
NOT TO SCALE

NOTE: COMPACTED FILL SHALL CONFORM TO THE REQUIREMENTS OF MASS DOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, SUBSECTION M1.08.0 OF DIVISION III, MATERIALS, CONSISTING OF MATERIAL WITH A PERMEABILITY LESS THAN 10 CM/SEC, COMPACTED TO 93% PROCTOR DENSITY IN 6" LIFTS.



BASIN FOREBAY #1 DETAIL

NOT TO SCALE



BASIN FOREBAY #2A DETAIL

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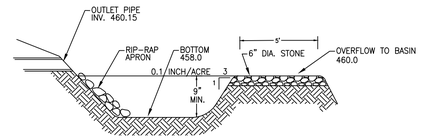
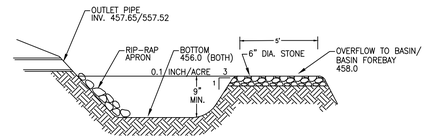


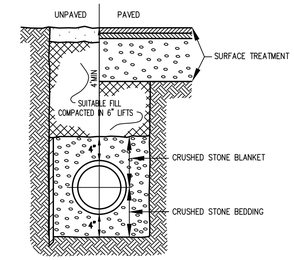
BASIN FOREBAY #2B DETAIL

NOT TO SCALE



BASIN FOREBAY #3 DETAIL

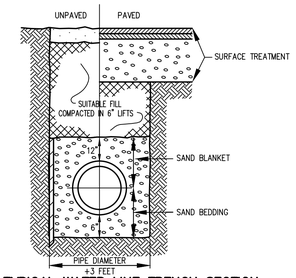
NOT TO SCALE



SEWER SHALL MAINTAIN A 6" MIN SEPARATION TO BEDROCK IN ALL DIRECTIONS

TYPICAL SEWER TRENCH SECTION

NOT TO SCALE



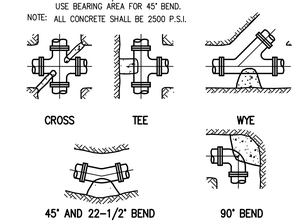
TYPICAL WATER LINE TRENCH SECTION

NOT TO SCALE

TABLE OF BEARING AREA IN SQ. FT. AGAINST UNDISTURBED SOIL			
SIZE OF MAIN	90 DEGREE BEND	TEE & PLUG	45 DEGREE BEND
6"	10	8	6
8"	16	12	10
10"	26	19	15
12"	36	26	20

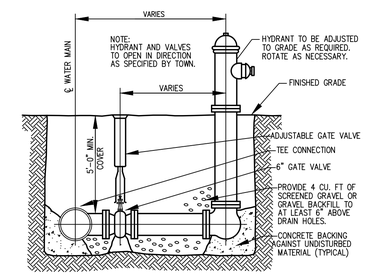
NOTE: FOR FITTINGS W/ LESS THAN 45° DEFLECTION USE BEARING AREA FOR 45° BEND.

NOTE: ALL CONCRETE SHALL BE 2500 P.S.I.



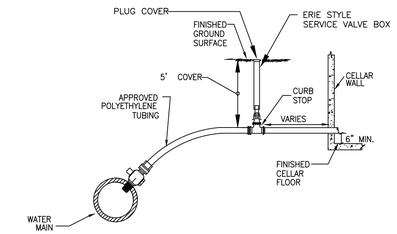
THRUST BLOCK SCHEDULE

NOT TO SCALE



HYDRANT AND VALVE DETAIL WITH RESTRAINED JOINT HYDRANT TEE

NOT TO SCALE



WATER SERVICE CONNECTION

NOT TO SCALE

REV. NO.	DATE	REVISION

TITLE:

SITE DEVELOPMENT PLAN
FOR
1 GREENBRIAR DRIVE
SHREWSBURY, MASSACHUSETTS 01545

PREPARED FOR:
CYPRESS AVENUE DEVELOPMENT PARTNERS, LLC
18 GLENWOOD STREET
NATICK, MASSACHUSETTS 01760

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
118 TURNPIKE ROAD SUITE 200
SOUTHBOROUGH, MASSACHUSETTS 01772
TELE NO.: (508) 845-2500 jmgrenier@townisp.com

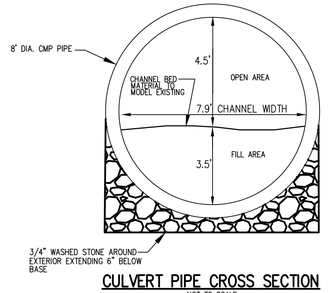
COMMONWEALTH OF MASSACHUSETTS
GRENIER
CIVIL
No. 47812
REGISTERED PROFESSIONAL ENGINEER

2/9/22

SCALE:	DATE:
N.T.S.	FEBRUARY 9, 2022

DETAIL PLAN 2/3

SHEET NO.:	PROJECT NO.:
SHEET 24 OF 25	G-645



CULVERT PIPE CROSS SECTION

NOT TO SCALE

NOTE:

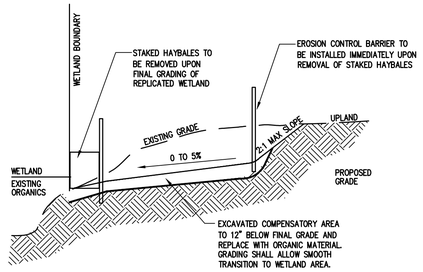
1. STRUCTURE SHALL BE DESIGNED FOR H-20 LOADING MINIMUM. MANUFACTURERS INSTALLATION, BEDDING AND COVER REQUIREMENTS SHALL BE FOLLOWED.

2. OPENING IS 3.5' DEEP X 5.9' WIDE X 32' LONG

STREAM CROSSING STANDARDS

CHANNEL WIDTH: 1.2 X BANKFULL WIDTH = 1.2 X 6' = 7.2'
7.9' WIDTH PROVIDED

OPENNESS RATIO: (HEIGHT X WIDTH)/LENGTH > 0.25 (METERS)
2.912 M^2 / 9.75 M = 0.29 PROVIDED

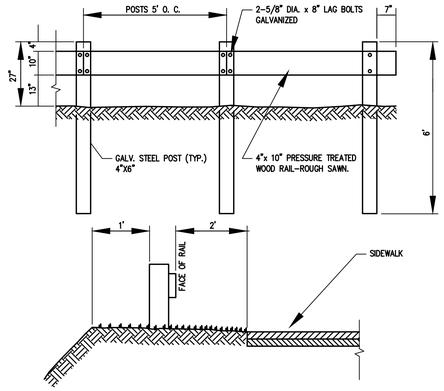


WETLAND REPLICATION AREA

NOT TO SCALE

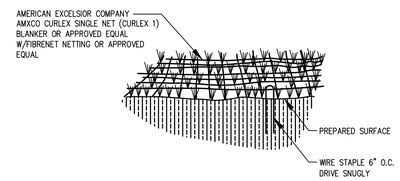
WETLAND REPLICATION CONSTRUCTION GUIDELINES

1. FLAG AND STAKE LIMITS OF COMPENSATORY WETLAND AREA.
2. IDENTIFY AND FLAG EXISTING VEGETATION TO BE SAVED ALONG PERIMETER OF EXCAVATION. IDENTIFY AND FLAG EXISTING VEGETATION WITHIN REPLICATION AREA THAT MAY BE TRANSPLANTED UNDER THE DIRECTION OF THE WETLAND BIOLOGIST.
3. THE FOLLOWING SHALL BE PLANTED APPROXIMATELY 8' ON CENTER AND IN CLUSTERS AS DIRECTED BY THE BOTANTIST: HIGH BUSH BLUEBERRY, SWEET PEPPERBUSH, COMMON WINTERBERRY, NORTHERN ARROWWOOD AND SILKY DOGWOOD.
4. INSTALL EROSION ALONG LIMIT OF PROPOSED REPLICATION AREA.
5. CUT TREES, STRIP, AND GRUB REPLICATION AREA AS NEEDED.
6. EXCAVATE REPLICATION AREA TO AT LEAST 12" BELOW PROPOSED FINAL GRADE. LARGE PROTRUDING ROCKS ENCOUNTERED DURING EXCAVATION MAY BE LEFT IN PLACE TO PROVIDE REPTILIAN BASKING AREAS.
7. SURFACE ELEVATONS WITHIN REPLICATON AREA TO RANGE FROM ELEVATION 502.5 TO 503.0 IN AN IRREGULAR PATTERN THAT ALLOWS SURFACE WATER TO FLOW THROUGHOUT THE REPLICATION AREA.
8. UPON COMPLETION OF GRADING REPLICATION AREA, EROSION CONTROL SHOULD BE REMOVED IN ORDER TO ALLOW A SMOOTH TRANSITION FROM NEWLY CREATED WETLAND AREA TO DOWNGRADIENT AREA AS SHOWN ON THE TYPICAL SECTION. IF AREA ABUTTS AN UNDISTURBED AREA, EROSION CONTROL BARRIER MAY NOT BE REQUIRED, PENDING APPROVAL FROM THE ENGINEER.
9. REPLICATED WETLAND MAY REQUIRE SEEDING, MULCHING, OR A HAY COVER DEPENDENT UPON SEASONAL AND SITE CONDITIONS. PRIOR TO PLACING SEED, ENGINEER MUST APPROVE THE SEED MIX.
10. CHECK THE REPLICATION AREA THROUGH THE EARLY PART OF AT LEAST ONE GROWING SEASON. NOTIFY THE COMMISSION OF SITE CONDITIONS AND ANY FURTHER WORK ITEMS IF NECESSARY. AT LEAST 75 PERCENT OF THE REPLICATED SURFACE AREA SHALL BE REESTABLISHED WITH INDIGENOUS WETLAND PLANT SPECIES WITHIN TWO GROWING SEASONS.
11. EROSION CONTROL BARRIERS ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND AFTER SIGNIFICANT RAINFALLS. DILAPIDATED HAYBALES WILL BE REPLACED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE BARRIER.



WOOD GUARDRAIL & STEEL POST DETAIL

NOT TO SCALE



PERMANENT SLOPE STABILIZATION

NOT TO SCALE

NOTES:

1. BEFORE INSTALLATION, THE SEEDBED SHALL BE SHALL BE INSPECTED TO ENSURE IT HAS BEEN PROPERTY COMPACTED AND FINELY GRADED TO REMOVE ANY EXISTING RILLS. IT SHALL BE FREE OF OBSTRUCTIONS, SUCH AS TREE ROOTS, PROJECTIONS SUCH AS STONES, AND OTHER FOREIGN OBJECTS.
2. GRASS SEED SHALL MATCH SOIL CONDITIONS TO ALLOW FOR MAXIMUM GERMINATION, DENSE VEGETATION, AND A STRUCTURAL ROOT SYSTEM.
3. CONTRACTOR SHALL PROCEED WHEN SATISFACTORY CONDITIONS ARE PRESENT.
4. AFTER THE AREA HAS BEEN PROPERLY SHAPED, SEEDED, FERTILIZED, AND COMPACTED, LOCATE THE START OF THE ROLL, MAKING SURE THE ROLL IS FACING TOWARD THE AREA TO BE COVERED, AND THEN ROLL OUT THE BLANKET. BLANKETS SHALL BE ROLLED OUT FLAT, EVEN, AND SMOOTH WITHOUTH STRETCHING THE MATERIAL THEN ANCHORED TO THE SUBGRADE.
5. IT IS RECOMMENDED THAT THE BLANKETS BE INSTALLED IN THE SAME DIRECTION AS THE WATER FLOW. HOWEVER ON SHORT SLOPES IT MAY BE MORE PRACTICAL TO INSTALL HORIZONTALLY ACROSS THE WIDTH OF THE APPLICATION.
6. IF MORE THAN ONE WIDTH IS REQUIRED, ABUT THE EDGES TOGETHER AND SECURE THE BLANKETS WITH A COMMON ROW OF BIODEGRADABLE STAPLES, STEEL STAPLES, OR STAKES.
7. OVERLAPPING OF CURLEX EXCELSIOR BLANKETS IS NOT REQUIRED OR RECOMMENDED. AN EXCEPTION IS WATERWAY SLOPES.

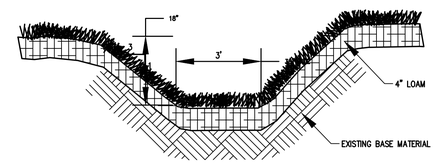
CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED BY THE OWNER AND THE ENGINEER.
2. THE CONTRACTOR SHALL NOTIFY THE RELEVANT TOWN DEPARTMENTS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
3. IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE DETAILS.
4. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR. MEASURES SHALL INCLUDE HAY BALE DIKES ALONG THE PERIMETER OF CUTS AND FILLS, MULCHING, AND PLANTING OF DISTURBED AREAS AS SOON AS PRACTICABLE.
6. AT THE END OF CONSTRUCTION THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND SURPLUS MATERIALS FROM THE SITE. A THOROUGH INSPECTION OF THE WORK PERIMETER IS TO BE MADE AND ALL DISCARDED MATERIALS, BLOWN OR WATER CARRIED DEBRIS, SHALL BE COLLECTED AND REMOVED.
7. AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE CONTRACTOR SHALL CLEAN THE SUMPS OF ALL CATCH BASINS AND THE INVERTS OF ALL DRAINS.
8. THE CONTRACTOR IS TO VERIFY THE LOCATION, SIZE, AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO , CROSSING OR EXTENDING THEM. IF THE PROPOSED WORK POSES A CONFLICT WITH THE EXISTING UTILITIES, THE ENGINEER IS TO BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
9. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS, DOOR LOCATIONS, AND ENTRY DETAILS.
10. NO LEDGE, BOULDERS, OR OTHER UNYIELDING MATERIALS ARE TO BE LEFT WITHIN 6" OF THE UTILITY SERVICES IN THE TRENCH, NOR ARE THEY TO BE USED FOR BACKFILL FOR THE FIRST 12" ABOVE THE SERVICES.
11. STANDARD PAVEMENT AREAS SHALL HAVE 18 INCHES OF GOOD, CLEAN BANK-RUN GRAVEL, CONFORMING TO MDPW M1.03.1, WITH NO STONES LARGER THAN 3" IN DIAMETER AND SHALL BE PLACED AND ROLLED WITH AT LEAST A TEN TON ROLLER. THE SURFACES SHALL BE WET DURING ROLLING TO BIND THE MATERIAL. ALL STONES OF 4" DIAMETER OR LARGER SHALL BE REMOVED FROM THE SUB-BASE PRIOR TO PLACING BASE MATERIAL.
12. STANDARD PAVEMENT AREAS SHALL BE PAVED TO A THICKNESS OF 4" MEASURED AFTER COMPACTION, WITH A 2 1/2" BINDER COURSE AND 1 1/2" TOP COURSE OF CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I-1.
13. THE AGGREGATE SHALL BE COMPOSED, MIXED AND LAID HOT IN TWO COURSES AS SPECIFIED IN THE "COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES", 1988 EDITION SECTION 460 FOR CLASS I BITUMINOUS CONCRETE PAVEMENT, AS SPECIFICALLY SET FORTH IN SECTION 460.20 AND 460.82.
14. EROSION CONTROL GRASS MIXTURE (SIDE SLOPE GREATER THAN 4 HORIZONTAL TO 1 VERTICAL) FOLLOWING COMPLETION OF GRADING. THE FOLLOWING SEED MIX SHALL BE APPLIED:

TYPE OF SEED	% BY WEIGHT
CREEPING RED FESCUE	
TALL FESCUE	30
WHITE DUTCH CLOVER	30
RED TOP	30
	10

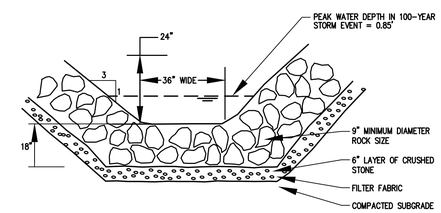
SEED AT THE RATE OF 2#/2,000 SF
USE THE ABOVE MIX AT THE RATE OF 50#/ACRE AND WITH 1/2 BUSHEL/ACRE OF WINTER RYE

17. ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDED WITH A MINIMUM OF 6" OF TOP SOIL SPREAD EVENLY THROUGHOUT. PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PROVIDE SLOPE STABILITY UNTIL VEGETATION IS ESTABLISHED.
18. ALL STUMPS, TOP SOIL, SUB SOIL AND OTHER DELETERIOUS MATERIALS ARE TO BE REMOVED FROM THE PROPOSED BUILDING AND PAVING AREAS.



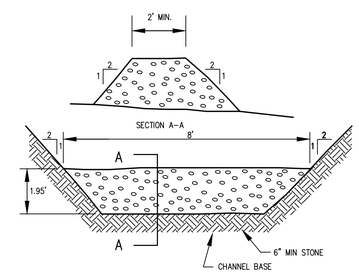
GRASS SWALE

NOT TO SCALE



STONE LINED SWALE

NOT TO SCALE



STONE CHECK DAM

NOT TO SCALE

2/9/22

REV. NO.	DATE	REVISION

TITLE:

SITE DEVELOPMENT PLAN
FOR
1 GREENBRIAR DRIVE
SHREWSBURY, MASSACHUSETTS 01545

PREPARED FOR:
CYPRESS AVENUE DEVELOPMENT PARTNERS, LLC
18 GLENWOOD STREET
NATICK, MASSACHUSETTS 01760

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
118 TURNPIKE ROAD SUITE 200
SOUTHBOROUGH, MASSACHUSETTS 01772
TELE NO.: (508) 845-2500 jmgrenier@townisp.com

SCALE: N.T.S.
DATE: FEBRUARY 9, 2022

DETAIL PLAN 3/3

SHEET NO.: SHEET 25 OF 25
PROJECT NO.: G-645